



Tuesday, 30 May 2023

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 7 June 2023 in the Council Chamber, Council Offices, Foster Avenue, Beeston NG9 1AB, commencing at **6.00 pm**.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors:

D Bagshaw (Chair)	G S Hills
R S Falvey (Vice-Chair)	G Marshall
P J Bales	H E Skinner
L A Ball BEM	P A Smith
R E Bofinger	H G Khaled MBE
G Bunn	D K Watts
S J Carr	

AGENDA

1. APOLOGIES

To receive apologies and to be notified of the attendance of substitutes.

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. MINUTES (Pages 5 - 16)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 8 March 2023.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 APPLICATION NUMBER 22/00767/FUL (Pages 17 - 36)

Construct 20 dwellings
Land south of 50 Pinfold Road, Newthorpe,
Nottinghamshire, NG16 2FT

5.2 APPLICATION NUMBER 23/00130/FUL (Pages 37 - 56)

Construction of Multi-Use Games Area (MUGA) Facility with
3 metre high perimeter fencing and 4 floodlighting columns
Awsworth Junior and Infant School, The Lane, Awsworth

5.3 APPLICATION NUMBER 22/00696/VOC (Pages 57 - 72)

Variation of condition 1 (The development hereby permitted shall be carried out in accordance with the approved plans...) of planning permission reference 21/00023/FUL to regularise the construction of a viewing platform within the lion enclosure and balcony to the north west side of the stable building
Land North of Home Farm Cottage and Park View Cottage,
Main Street, Strelley

5.4 APPLICATION NUMBER 23/00078/FUL (Pages 73 - 84)

Change of use from dwelling (Class C3) to HMO (Class C4)
126 Central Avenue, Beeston

5.5 APPLICATION NUMBER 22/00799/FUL (Pages 85 - 132)

Construction and operation of two adjacent Battery Energy Storage Systems (BESS) facilities operating at different voltages (132kV and 33kV) in order to fully support the local electricity network. Both facilities are adjacent to each other within a single new overall site compound comprising: the

erection of battery containers, switchgear containers, inverters, control building, and new substations; installation of new underground cable circuits to connect the new BESS substations; improvements to access from Common Lane; establishing new internal access roads, resurfaced compound, and turning area; installation of perimeter fencing and access gate; associated ground works; and landscaping.

Southfields Farm, Common Lane, Bramcote, Nottinghamshire, NG9 3DT

5.6 APPLICATION NUMBER 23/00051/REG3 (Pages 133 - 162)

Demolition of existing changing pavilion and construct community leisure pavilion together with associated external works including installation of MUGA

Pavilion, Hickings Lane Recreation Ground, Hickings Lane, Stapleford, Nottinghamshire

5.7 APPLICATION NUMBER 23/00082/FUL (Pages 163 - 172)

Construct single storey extension with mezzanine level to west elevation following demolition of existing conservatory.

Cochon Villa, Grange Estate, Robinettes Lane, Cossall, Nottinghamshire, NG16 2RX

6. INFORMATION ITEMS

6.1 APPEAL DECISION 21/00849/FUL (Pages 173 - 176)

6.2 APPEAL DECISION 22/00227/CLUP (Pages 177 - 178)

6.3 APPEAL DECISION 22/00421/FUL (Pages 179 - 180)

6.4 APPEAL DECISION 22/00548/FUL (Pages 181 - 182)

6.5 DELEGATED DECISIONS (Pages 183 - 210)

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PLANNING COMMITTEE

WEDNESDAY, 8 MARCH 2023

Present: Councillor D K Watts, Chair

Councillors: D Bagshaw
L A Ball BEM
R I Jackson
G Marshall
P J Owen
D D Pringle
H E Skinner
E Williamson
R D Willimott
H Land (Substitute)
J W McGrath (Substitute)

Apologies for absence were received from Councillors M Handley, S J Carr and S Paterson.

The officers present were Steve Sims, Sue Heron, Bryony Norman and Kat Newton.

Also present was Councillor J M Owen.

56 DECLARATIONS OF INTEREST

Councillor P J Owen declared a non-registrable, prejudicial, interest in item 5.1 as the proposed development was to impact directly on a close relative. Minute number 59.1 refers.

Councillor L A Ball BEM declared a non-registrable interest in item 5.1 as the proposed development was to impact directly on a close relative. Minute number 59.1 refers.

Councillor R I Jackson declared a registrable interest in item 5.6 as he was a member of the Stapleford Towns Deal Board. Minute number 59.6 refers.

Councillor J W McGrath also declared a registrable interest in item 5.6 as he was a member of the Stapleford Towns Deal Board. Minute number 59.6 refers.

57 MINUTES

The minutes of the meeting on 1 February 2023 were confirmed and signed as a correct record.

58 NOTIFICATION OF LOBBYING

The Committee received notification of lobbying in respect of the planning applications subject to consideration at the meeting.

58.1 22/00346/REM

Construct 250 Dwellings (Reserved Matters in Relation to Reference 20/00056/OUT - Appearance, Landscaping, Layout and Scale)
Land West of Awsworth, (inside the A6096) Including Land at Whitehouse Farm, Shilo Way, Awsworth, Nottinghamshire

The application is brought to the Committee as it is a reserved matters application for a large major residential development. It was deferred at the meeting of the Committee on 1 February 2023.

The late items were comprised of further comments from Nottinghamshire County Council Highways Officer in respect of the updated Construction Management Plan (CMP) submitted by the applicant.

Katy Falls, on behalf of the applicant, Phil Brennan, objecting and Greg Stackhouse, objecting, made representation to the Committee prior to the general debate.

The Committee noted all of the representations that had been made to them and the debate followed focusing on the potential problems with the access to the site, nuisance to neighbours from building work and impact on resident's amenity. There was a discussion about the outline planning permission, which had been granted by the Committee in 2021. There were concerns about the CMP, though it was noted that this related to the outline permission that had already been granted and was not before the Committee for consideration.

The Committee received legal advice.

RESOLVED that planning permission be granted subject to the following conditions.

- 1. The development to which this approval relates shall be begun no later than the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.**

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

- 2. This permission shall be read in accordance with the following plans:**

Site Location Plan 1: 2000, n1794 001

Received by the Local Planning Authority on 20.04.2022

A2 – End Floorplan drawing no:- AV22/A2/0-001 Rev A

A2 – End Elevations drawing no:- AV22/A2/0-002 Rev A

B3 – End Floorplan drawing no: AV22/B3/0-001 Rev A
B3 – End Elevations drawing no: AV22/B3/0-002 Rev A

F2 - End Floorplan drawing no: AV22/F2/0-001 Rev A
F2 - End Elevations drawing no: AV22/F2/0-002 Rev A

H3 – End Floorplans drawing no: AV22/H3/0-001 Rev A
H3 – End Elevations drawing no: AV22/H3/0-002 Rev A

R3 – End Floorplans drawing no: AV22/R3/0-001 Rev A
R3 – End Elevations drawing no: AV22/R3/0-002 Rev A

T2 – End Floorplans drawing no: AV22/T2/0-001 Rev A
T2 – End Elevations drawing no: AV22/T2/0-002 Rev A

Askern – End Floorplan drawing no. AV22/ASK/0-001 Rev B
Askern – End Elevations drawing no. AV22/ASK/0-002 Rev B

Baildon – End Floorplan drawing no. AV22/BAI/0-001 Rev C
Baildon – End Elevations drawing no. AV22/BAI/0-002 Rev C

Cadeby – Floorplan drawing no. AV22/CAD/0-001 Rev B
Cadeby – Elevations drawing no. AV22/CAD/0-002 Rev B

Cookridge – Floorplan drawing no. AV22/COO/0-001 Rev D
Cookridge – Elevations drawing no. AV22/COO/0-002 Rev C

Dalton – Floorplan drawing no. AV22/DAL/0-001 Rev C
Dalton – Elevations drawing no. AV22/DAL/0-002 Rev C

Fernlee – End Floorplan drawing no. AV22/FER/0-001 Rev B
Fernlee – End Elevations drawing no. AV22/FER/0-002 Rev B

Horbury – Floorplan drawing no. AV22/HOR/0-001 Rev D
Horbury – Elevations drawing no. AV22/HOR/0-002 Rev C

Howarth – End Floorplan drawing no. AV22/HOW/0-001 Rev C
Howarth – End Elevations drawing no. AV22/HOW/0-002 Rev C

Leyburn – Floorplan drawing no. AV22/LEY/0-001 Rev C
Leyburn – Elevations drawing no. AV22/LEY/0-002 Rev B

Oakwood – Semi Floorplan drawing no. AV22/OAK/0-001 Rev B
Oakwood – Semi Elevations drawing no. AV22/OAK/0-002 Rev B

Ripon – End Floorplan drawing no. AV22/RIP/0-001 Rev B
Ripon – End Elevations drawing no. AV22/RIP/0-002 Rev B

Saltaire – End Floorplan drawing no. AV22/SAL/0-001 Rev C
Saltaire – End Elevations drawing no. AV22/SAL/0-002 Rev C

Thirsk – End Floorplan drawing no. AV22/THI/0-001 Rev B

Thirsk – End Elevations drawing no. AV22/THI/0-002 Rev B

**Thornton – Floorplan drawing no. AV22/THO/0-001 Rev D
Thornton – Elevations drawing no. AV22/THO/0-002 Rev D**

**Wentbridge – Floorplan drawing no. AV22/WEN/0-001 Rev C
Wentbridge – Elevations drawing no. AV22/WEN/0-002 Rev C**

**Single Garage – Gable Front - drawing no.500/005 Rev A
Double Garage – Hipped - drawing no.503/006 Rev A
Garage Twin – Hipped Roof - drawing no.505/006 Rev A**

Received by the Local Planning Authority on 09.02.2022

Site Sections – The View – drawing no. 6180-230

Planning Layout – drawing no. n1794_008 Rev L

Colour Presentation Layout, n1794_009F

Materials Layout - drawing no. n1794_600 Rev I

Landscape Master Plan, R/2576 1E

Reason: For the avoidance of doubt

- 3. The temporary turning facility for buses shall be returned to grass and the vehicular crossings reinstated to footway with full height kerbs once the spine road has been provided to an adoptable standard.**

Reason: In the interest of highway safety, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

- 4. Prior to the occupation of any dwelling, a scheme to protect key locations from indiscriminate parking will need to be provided and agreed in writing with the Local Planning Authority.**

Reason: In the interest of highway safety, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

- 5. All dwellings shall be provided with a dedicated socket fixed to the house or garage in an appropriate location, with sufficient capacity to allow for the future conversion to an EV charging point.**

Reason: To ensure charging cables do not become a trip hazard when laid across the footway in the interest of highway safety, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
3. As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
4. The associated S106 Agreement and all relevant conditions on the outline permission (20/00056/OUT) must be complied with.
5. The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.
 - a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.
 - b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. Correspondence with the Highway Authority should be addressed to hdc.south@nottsc.gov.uk

Having declared a non-registrable prejudicial interest Councillor P J Owen and Councillor L A Ball BEM left the meeting for the duration of the item and did not vote thereon.

58.2 22/00094/FUL

Retain change of use of garage, including removal of garage door and insertion of window, to use as a dog grooming salon
7 Wharton Crescent, Beeston, Nottinghamshire, NG9 1RJ

Councillor S Dannheimer had requested this application be determined by Committee.

There were no late items.

Matt Suggars, the applicant, and Samuel Williams, objecting, made representation to the Committee prior to the general debate.

The Committee debated the application with regard to the representations made, the hours of operation that had been proposed and balancing the impact on neighbour amenity with supporting local businesses.

RESOLVED that planning permission be granted, with minor amendments, subject to the following conditions.

- 1. The development hereby permitted shall be retained in accordance with the Site Location Plan received by the Local Planning Authority on 1 November 2023 and the proposed layout and proposed front elevation received by the Local Planning Authority on 9 February 2023.**

Reason: For the avoidance of doubt.

- 2. The premises shall not be used except between Tuesday and Friday 9:00am to 5:00pm and on Saturdays from 9:00am to 1:00pm, and at no time on Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.**

Reason: To protect nearby residents from excessive operational noise in accordance with the aims of Policy 17 and 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

- 3. The operation of the business hereby approved shall be undertaken on an appointment system only. Only one client shall be present at the premises for the purposes of the permitted use at any time.**

Reason: To protect nearby residents from excessive operational noise and to minimise demand for on-street parking, in accordance with the aims of Policy 17 and 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

- 4. All customer appointments in connection with the use hereby permitted must be pre-arranged allowing a minimum of 15 minutes between the end of one and the start of the next consecutive appointment. A record of all appointments and times must be kept by the operator of the business hereby permitted and shall be made available at all reasonable times for inspection by officers of the Local Planning Authority.**

Reason: To safeguard the amenities of residents living in dwellings located in the vicinity of the application site in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

NOTES TO APPLICANT

- 1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.**
- 2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority**
- 3. You are advised that the proposed activities may require licensing. You are advised contact the Licensing and Environmental Health departments on 0115 9173485 to ensure the internal layout and facilities comply with guidance for the proposed activities.**
- 4. Installation of an air conditioning unit to the building is likely to require planning permission and a noise assessment, you are advised to contact the planning department in advance of installation.**

58.3 22/00767/FUL

Construct 20 dwellings
Land South Of 50 Pinfold Road, Newthorpe, Nottinghamshire, NG16 2FT

Councillor M Brown had requested this application be determined by Committee.

There were no late items.

A statement was read out on behalf of Paul Gaughan, the applicant. Keith Baker, objecting, made representation to the Committee prior to the general debate.

After considering all of the representations put before the Committee, the debate focused on whether the highways were to be adopted, concern that the drains were not to be adopted and the density of the proposed development.

Discussions progressed on to the risk of the site flooding, with further concerns that the proposed development would also contribute to flooding in the general area. It was noted that there was a discrepancy in the report regarding comments from the Local Lead Flood Authority.

It was proposed by Councillor D K Watts and seconded by Councillor G Marshall that there be a brief recess to establish precisely what comments from the Local Lead Flood Authority had been received. On being put to the meeting the motion was carried and there was a brief adjournment. The meeting resumed thereafter.

It was proposed by Councillor D K Watts and seconded by Councillor G Marshall that the item be deferred in order that there be certainty on the drainage scheme, in particular that the Local Lead Flood Authority had approved it.

RESOLVED that the planning application be deferred.

Reasons

In order that there be certainty on the drainage scheme, in particular that the Local Lead Flood Authority had approved it.

58.4 22/00100/FUL

Construct serviced apartments comprising of 16 units and associated infrastructure
Land Off Kelham Way, Eastwood, Nottinghamshire

The application was brought to the Committee at request of Councillor D Bagshaw.

There were no late items.

Jamie Foot, applicant and Roy Perkins, objecting, made representation to the Committee prior to the general debate.

With due regard for all representations put before it, the Committee debated the proposed development, with specific reference to concerns about the appearance and character of the building. It was considered that because the site was in a prominent position at the gateway to Eastwood, that the proposed development was out of character with the surrounding Victorian buildings.

The discussion progressed on to the limited parking space and biodiversity net gain. There was also concern about the amenity of the Youth Centre that neighboured the site and the proposed development represented overdevelopment and an over intensification of the site.

RESOLVED that planning permission be refused with the precise wording of the refusal delegated to the Chair of Planning Committee in agreement with the Head of Planning and Economic Development and the Planning Manager.

Reasons

The submitted scheme, by virtue of its siting, scale and design is out of keeping with the area that creates a development at odds with its surroundings, to the detriment of the character and appearance of the area. The proposed development is therefore contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

58.5 22/00301/FUL

Change of use from hot food takeaway and self-contained flat to larger house in multiple occupation (sui generis). Construction of single storey extensions to front and rear and external alterations to ground floor front, side and rear elevations.

31 Humber Road Beeston Nottingham NG9 2EJ

Councillor L A Lally had requested that this proposal come before Committee.

There were no late items.

Councillor L A Lally, Ward Member, made representation to the Committee prior to the general debate.

Having given due weight to all representations made to it, the Committee considered the application. There was concern that the conversion of the site to student accommodation would adversely affect the character of the area.

RESOLVED that planning permission be refused with the precise wording of the refusal delegated to the Chair of Planning Committee in agreement with the Head of Planning and Economic Development and the Planning Manager.

Reasons

The proposal, by virtue of the cumulative impact of the significant intensification of residential use, would have a detrimental impact on the character of the area and housing mix, contrary to Policies 8 and 10 of the Broxtowe Aligned Core Strategy (2014) and of Policies 15 and 17 of the Part 2 Local Plan (2019).

58.6 23/00046/REG3

Creation of public car park with 46 parking spaces and cycle stand.
Land at 131 - 133 Derby Road, Stapleford, Nottingham NG9 7AS

The application is brought to the Committee it was made on behalf of the Council and proposed development on Council land.

There was a late item concerning the relocation of a landscape strip from behind the telephone exchange on the western side of the site to alongside the apartments on the eastern side.

There were no public speakers.

The Committee considered the application, with due regard for all representations before it.

RESOLVED that planning permission be granted subject to the following conditions.

1. **The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**

Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2. **The development hereby permitted shall be carried out in accordance with Site Layout Plan drawing number 2250769-VIA-O-EX-00001 received**

by the Local Planning Authority on 19 January 2023.

Reason: For the avoidance of doubt.

3. Development shall not commence until an assessment of ground contamination been submitted to and approved in writing by the Local Planning Authority with details of:

- a desktop survey of potential sources
- a site investigation and test results
- a remediation strategy for contamination
- a validation strategy for certification

Reason: To ensure that the risk to site users from contamination, is minimised in accordance with Broxtowe Part 2 Local Plan (2019) Policy 19.

4. Development shall not commence until a drainage strategy has been submitted to and approved in writing by the Local Planning Authority with details of:

- the results of percolation testing
- sustainable methods possible
- the methods and layout proposed

Reason: To ensure a net reduction in surface water run-off, in accordance with Broxtowe Aligned Core Strategy (2014) Policy 1 and with Broxtowe Part 2 Local Plan (2019) Policy 1.

5. Development shall not commence until a landscape plan has been submitted to and approved in writing by the Local Planning Authority with details of:

- hard surface materials across the site
- EVCPs and pay and display machines
- cycle stands and boundary treatments
- a planting schedule of native species
- an assessment of biodiversity net gain
- a future landscape management plan

Reason: To ensure that the need to use fossil fuels is minimised in accordance with Broxtowe Aligned Core Strategy (2014) Policy 1 and Broxtowe Part 2 Local Plan (2019) Policy 19, and to ensure the site is attractive, legible, safe, inclusive, protects neighbour amenity and effects a net gain in biodiversity and surface water run-off, in accordance with Broxtowe Aligned Core Strategy (2014) Policies 10 and 17 and with Broxtowe Part 2 Local Plan (2019) Policies 1, 17 and 31.

6. Development shall not commence until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority with details of:

- heights, locations and specifications of luminaires
- an assessment of on and off-site illumination levels

Reason: To ensure that the site is attractive, legible, safe, inclusive and protects neighbour amenity, in accordance with Broxtowe Aligned Core Strategy (2014) Policies 10 and 17 and with Broxtowe Part 2 Local Plan (2019) Policies 17 and 19.

7. Development shall not commence until a CCTV scheme has been submitted to and approved in writing by the Local Planning Authority with details of:

- heights, locations and specifications of cameras
- an assessment of areas surveilled

Reason: To ensure that site is safe, inclusive, and protects the safety of neighbours, in accordance with Broxtowe Aligned Core Strategy (2014) Policy 10 and with Broxtowe Part 2 Local Plan (2019) Policy 17.

8. The car park shall not be first brought into use until the existing car park at Victoria Street has been closed or reduced in capacity by at least as many spaces as hereby provide and the four EVCPs are provided in locations convenient to spaces marked on site for the purposes of their use.

Reason: To ensure that the need to travel by car or use fossil fuels is minimised in accordance with Broxtowe Aligned Core Strategy (2014) Policy 1 and Broxtowe Part 2 Local Plan (2019) Policy 19.

9. The car park shall not be first brought into use until the following have been implemented in accordance with approved details:

- the remediation strategy
- the drainage strategy
- the landscape plan
- the lighting scheme
- the CCTV scheme

Reason: To ensure that the risk to site users from contamination is minimised in accordance with Broxtowe Part 2 Local Plan (2019) Policy 19, and to ensure the site is attractive, legible, safe, inclusive, protects neighbour amenity and effects a net gain in biodiversity and a net reduction in surface water run-off, in accordance with Broxtowe Aligned Core Strategy (2014) Policies 10 and 17 and with Broxtowe Part 2 Local Plan (2019) Policies 1, 17, 19 and 31.

10. The car park shall not be brought into use until the visibility splays shown on the submitted drawing are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures, or erections.

Reason: To ensure that the development provides safe access in accordance with Broxtowe Part 2 Local Plan (2019) Policy 17.

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

Having declared a registrable interest Councillor R I Jackson and Councillor J W McGrath left the meeting for the duration of the item and did not vote thereon.

59 INFORMATION ITEMS

59.1 APPEAL DECISION - 21/00101/FUL

The appeal decision was noted.

59.2 DELEGATED DECISIONS

The delegated decisions were noted.

59.3 CLIMATE CHANGE SUPPLEMENTARY PLANNING DOCUMENT

The Climate Change Supplementary Document was noted.

Report of the Chief Executive

APPLICATION NUMBER:	22/00767/FUL
LOCATION:	Land south of 50 Pinfold Road, Newthorpe, Nottinghamshire, NG16 2FT
PROPOSAL:	Construct 20 dwellings

Councillor M Brown has requested this application be determined by Committee.

1 Purpose of the Report

- 1.1 This application seeks consent develop the land for residential purposes. The layout submitted proposes the construction of 20 dwellings in the form of 15 X 3 bedroom two storey dwellings (2 x 2.5 storey) and 5 x 2 bed bungalows. There is one main access point into the site off Pinfold Road which serves all properties. The application includes various site sections showing proposed levels of the access and dwellings in relation to Pinfold Road, Main Street and Baldwin Street.

2 Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the prior completion of an agreement under Section 106 of the Town and County Planning Act 1990 and conditions outlined in the appendix.

3 Detail

- 3.1 This application was first brought before Planning Committee on the 08 March 2023 with a recommendation to grant planning permission. Members deferred a decision on the application to seek clarification in respect of the drainage of the site and comments received from Nottinghamshire County Council as the Local Lead Flood Authority and clarification in respect of bin collections by the Council given the private nature of the access road.
- 3.2 The site comprises 0.58ha of former agricultural land which was previously used as a paddock. The site previously consisted of a variety of trees and a hedgerow fronting Pinfold Road which have been removed since the submission of this application but have in part grown back. Most notably there is a mature Oak tree fronting Pinfold Road which is covered by a Tree Preservation Order. The site has a significant change in levels compared with Pinfold Road with the land rising steeply upwards to the east directly behind the roadside hedge creating a level difference of approximately 3 – 4m.
- 3.3 Outline planning permission was previously granted under reference number 12/00712/OUT with all matters reserved except for access and layout for the provision of 20 dwellings. This application has since expired.
- 3.4 Planning permission was previously refused under reference number 20/00687/FUL for the erection of 22 dwellings on the following grounds:

The proposal constitutes an over intensive development of the site and by virtue of the close proximity and single storey nature of the dwellings located on Baldwin

Street, the proposal would lead to overbearing, overshadowing and overlooking issues upon the immediate neighbouring properties located on Baldwin Street, to the detriment of their residential amenity. Furthermore, due to the internal roads being private, the proposed development would have a detrimental impact upon the residential amenity of future occupiers of the proposed dwelling through future maintenance of the roads.

Accordingly, the proposal is contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to these policies.



3.5 An appeal was also dismissed with The Inspector considered the main issues were whether or not the proposal would:

- Lead to harm arising to the living conditions of the occupants of Baldwin Street with particular regard to overlooking and a loss of privacy, sense of overbearing and overshadowing; and
- As a consequence of non-adopted internal roads, lead to an adverse effect on future occupants of the development.

3.6 The Inspector considered that given the positioning of some of the proposed houses, large swathes of glazing serving habitable rooms facing directly towards the rear gardens and elevations of the bungalows and the land levels across the site that these neighbouring gardens and rear elevations would be substantially overlooked to the detriment of occupants, despite a 21m separation distance or the proposed perimeter boundary treatment. Furthermore, it was considered that due to the proposed houses being positioned to the west of Baldwin Street, there would be an inevitable loss of sunlight to the rear elevations and gardens in the afternoon to these bungalows, further compromised by the change in land levels. The Inspector considered that as a combination of factors, against the modest scale of the bungalows, their low-level outlook, small rear gardens, and orientation with the

appeal site, the facts on the ground including land levels across the appeal site, the proposal would lead to harm arising to the occupants of the neighbouring bungalows on Baldwin Street.

- 3.7 It should be noted that all matters relating to the principle of development, design, access and highway safety were discussed at the previous Planning Committee meeting, detailed within appendix 2. Further to this the following report within Appendix 1 includes the consideration of the drainage of the site, which was the main issue raised by Members of the Planning Committee on the night.
- 3.8 The benefits of the proposal are that the residential development would see the development of a vacant site for residential purposes. The proposed dwellings are not considered to be harmful to the character of the surrounding area, or have an unacceptable impact on neighbouring amenity or highway safety.
- 3.9 The committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix, and to the prior signing of a Section 106 Agreement.

4 Financial Implications

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets.

5 Legal Implications

The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7 Background Papers

Design and Access Statement
Drainage Statement
Ecological Report
Coal Mining Risk Assessment
Tree Care Report
Energy and Sustainability Statement
Surface Drainage Water Layout
Surface Drainage Water Calculations
Street Lighting Design

APPENDIX

1. Details of the Application

- 1.1 This application seeks consent to develop the land for residential purposes. The layout submitted proposes the construction of 20 in the form of 15 X 3 bedroom two storey dwellings (2 x 2.5 storeys) and 5 x 2 bed bungalows. There is one main access point into the site off Pinfold Road which serves all properties. The application includes various site sections showing proposed levels of the access and dwellings in relation to Pinfold Road, Main Street and Baldwin Street.

2. Site and Surroundings

- 2.1 The site comprises 0.58ha of former agricultural land which was previously used as a paddock. The site previously consisted of a variety of trees and a hedgerow fronting Pinfold Road which have been removed since the submission of this application but have in part grown back. Most notably there is a mature Oak tree fronting Pinfold Road which is covered by a Tree Preservation Order and does not form part of the application site. The site has a significant change in levels compared with Pinfold Road with the land rising steeply upwards to the east directly behind the roadside hedge creating a level difference of approximately 3 – 4m.
- 2.2 The area is characterised by residential development with the west side of Pinfold Road displaying a mix of two-storey semi-detached and detached properties, located on a higher level than the road. To the east is Baldwin Street containing bungalows backing onto the site and situated approximately 0.5m-1m higher than the site. To the south is a detached two storey dwelling set back and largely screened within the street scene of Pinfold Road, whilst to the north further along Pinfold Road and along Main Street there are a mix of detached and semi-detached dwellings set at a high level than the site.

3. Relevant Planning History

- 3.1 Outline planning permission (with all matters reserved except for layout and access) was granted in 2014 under reference 12/00712/OUT to construct 20 dwellings on the site. This planning permission has now expired.
- 3.2 Planning permission was refused under reference number 20/00687/FUL for the erection of 22 dwellings and appeal dismissed.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A – Presumption in favour of sustainable development
- Policy 1 – Climate change
- Policy 2 – The spatial strategy
- Policy 8 – Housing mix and choice
- Policy 10 – Design and enhancing local identity
- Policy 14 – Managing travel demand
- Policy 16 – Green infrastructure, parks and open spaces
- Policy 19 – Developer contributions

4.2 **Part 2 Local Plan 2019:**

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 15 – Housing size, mix and choice
- Policy 17 – Place-making, design and amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 20: Air Quality
- Policy 21: Unstable Land
- Policy 32 – Developer Contributions

4.3 **National Planning Policy Framework (NPPF) 2021:**

4.3.1 The National Planning Policy Framework (NPPF) 2021, outlines a presumption in favour of sustainable development, that planning should be plan-led, decisions should be approached in a positive and creative way and high quality design should be sought.

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.
- Section 8 – Promoting healthy and safe communities.
- Section 9 – Promoting sustainable transport.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.

5 Consultations

- 5.1. **Nottinghamshire County Council Lead Local Flood Authority (LLFA):** No objections subject to a condition requiring a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy having been submitted to and agreed in writing in consultation with the Lead Local Flood Authority.
- 5.2 **The Council's Waste and Recycling Officer:** Provides general advice regarding bin provision for future occupiers of the dwellings. Also advises that given the information provided with the application suggesting the properties will be accessed by a private road, the Council vehicle and operatives will not enter a private road. In accordance with BS5906 bins would need to be placed at a point which is not further than 15m from the collection point. The collection point being the adopted highway.

6 Assessment

6.1 Drainage

- 6.1.1 Concerns have been raised in respect of existing flooding issues within the area. The Environment Agency have been consulted and raise no objections advising the development site falls within flood zone 1 and therefore there are no fluvial flood risk concerns associated with the site. Furthermore, Nottinghamshire County Council as the Local Lead Flood Authority raise no objections subject to a condition requiring a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy having been submitted to and agreed in writing in consultation with the Lead Local Flood Authority. It is proposed that both surface water and sewage would be connected to existing serves and would require separate permission from Severn Trent Water. Furthermore, this matter would be adequately dealt with under Building Regulations.

6.2 Other Issues

- 6.2.1 In terms of the previous planning application 20/00687/FUL which was refused and dismissed at appeal, in respect of the non adoption of the internal roads, the Inspector noted that a legal agreement had been presented with the appeal that sets out the requirement for a Private Road Scheme including details of future management and maintenance of the roads in perpetuity and any transfer of this to a management company. On that basis, the owners of the properties would become responsible for the costs associated with such maintenance and management through a service charge attached to their property. It was further advised that as the homeowners of the development would be responsible for on-going costs associated with maintenance and management, through the terms and conditions laid out by independent management company, the future buyers of houses would be aware of the legal agreement attached to the development and their obligation to on-going costs, before they decide to commit to buying a house. The Inspector concluded on this issue that there was nothing to lead to conclude

that pedestrian safety would be severely compromised as a result of the development or that street lighting that was intended to be implemented at the site would not be acceptable, and that as a consequence of the roads being private estate roads, that this would not lead to a detrimentally adverse effect on highway safety leading to harm arising to the living conditions of the future occupants.

- 6.2.2 In view of the above, a street lighting scheme has been submitted with the application indicating the location of the street lights. A clause within the Section 106 Agreement will be provided in order to ensure that a management company will be responsible for the future maintenance of the private road, and that the properties served by the private road have appropriate legal covenants to prevent any future action by residents against the Highway Authority. The indemnity should normally be a legal covenant placed on the properties to prevent petitioning. The Highway Authority must approve the wording of the covenant.
- 6.2.3 In respect of bin collections by the Council, The Council's Waste and Recycling Officer provides general advice regarding bin provision for future occupiers of the dwellings and also advises that given the information provided with the application suggesting the properties will be accessed by a private road, the Council vehicle and operatives will not enter a private road. In accordance with BS5906 bins would need to be placed at a point which is not further than 15m from the collection point. The collection point being the adopted highway.

7 Planning Balance

- 7.1 On balance this scheme would enable the provision of a residential development of 20 dwellings to be constructed on a currently vacant site, which would both enhance the environmental quality of the area, and reduce pressure for housing development elsewhere. The scheme compliments the existing built form of the area, without impinging on amenity of those residents currently bordering the site. There are no significant constraints to developing this site that cannot be addressed by conditions, and on balance therefore, it is considered the scheme is acceptable.

8 Conclusion

- 8.1 Having regard to all material considerations, the proposed development is required to assist in meeting the borough's overall housing requirement. As the site is located in the main built-up area, this carries significant weight as the location is sustainable. Therefore, the proposal is considered to be in accordance with the relevant local and national policy guidance and there are no material considerations which would warrant a decision being taken at variance to this. It is recommended that the application be approved subject to conditions and the completed S106 agreement to secure open space, education bus stop improvements.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions and to the prior signing of a Section 106 Agreement.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with drawing(s) numbered:</p> <p>Site Location Plan 1: 1250, Proposed Elevations/Floor Plans, Plots 1 – 2, 5 – 9, 12, 13, 19 and 20, DB/MS/21/16/02 received by the Local Planning Authority 27 September 2022.</p> <p>Proposed Elevations/Floor Plans, Plots 4, 14 – 17, DBMS/21/16/03, Proposed Elevations/Floor Plans – Plots 10, 11 and 18, DB/MS/21/16/04 received by the Local Planning Authority 01 December 2022.</p> <p>Proposed Site Section, A-A, B-B and C-C, DB/MA/21/16/05A, Site Block Plan, DB/MS/21/16/01B received by the Local Planning Authority on 20 December 2022.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No development hereby permitted shall commence until wheel washing facilities have been installed on the site. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.</p> <p><i>Reason: In the interest of highway safety.</i></p>
4.	<p>No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method</p>

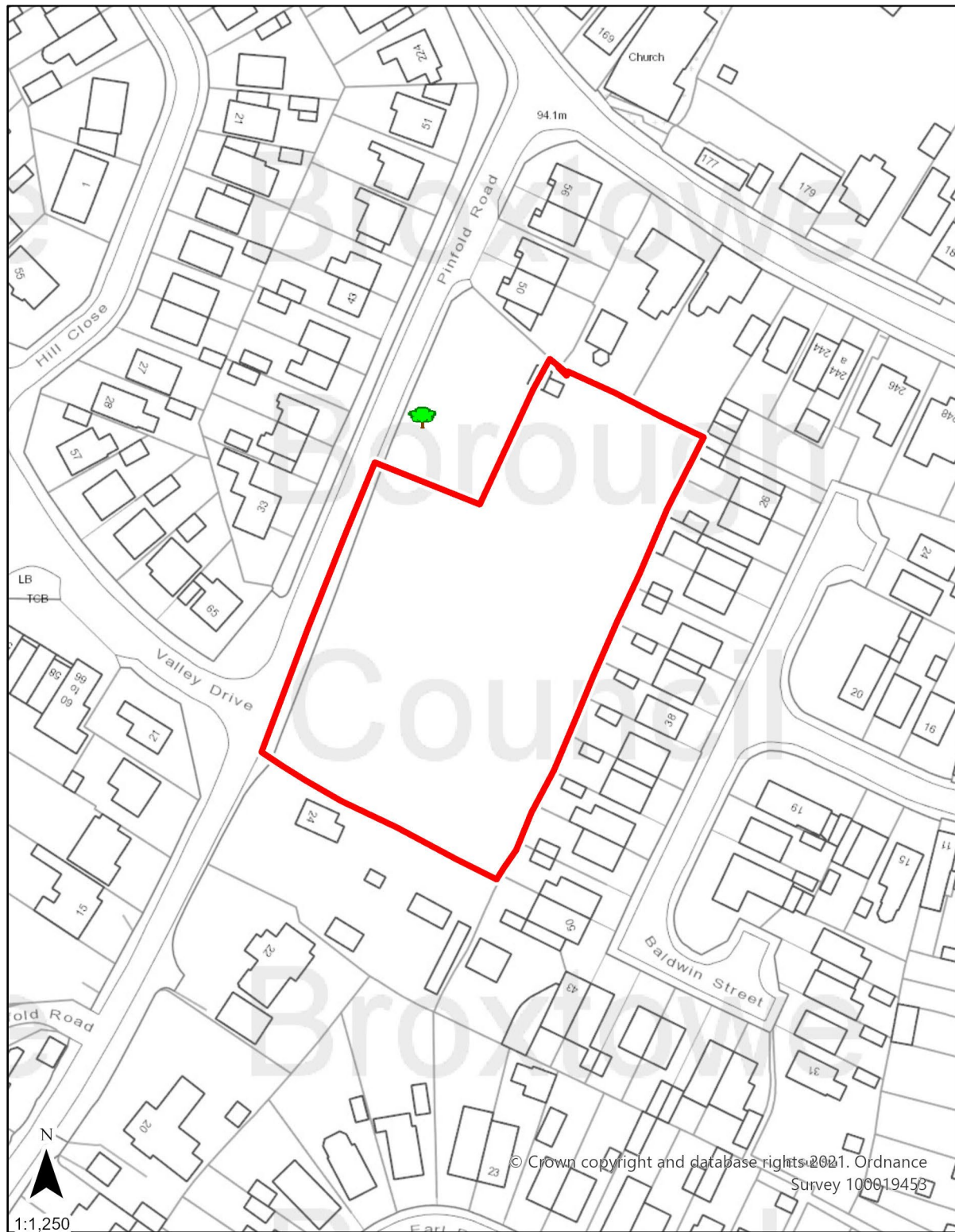
	<p>Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:</p> <ul style="list-style-type: none"> a) The means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction / demolition of the development; e) a scheme for the recycling/disposal of waste resulting from construction / demolition works / site clearance; f) details of dust and noise suppression to be used during the construction phase. g) a scheme for the identification and safe removal of any asbestos containing material located on site. <p>The approved statement shall be adhered to throughout the construction period.</p> <p>Reason: To protect the amenity of neighbouring residents, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</p>
<p>5.</p>	<p>No building operations shall be carried out above ground level until details of the manufacturer, type and colour of the bricks and tiles to be used have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</p> <p><i>Reason: To ensure the satisfactory appearance of the development, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>No building operations shall be carried out above ground level until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:</p> <ul style="list-style-type: none"> ● Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets. <p>Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30</p>

	<p>year and 1 in 100 year plus climate change return periods.</p> <ul style="list-style-type: none"> ○ No surcharge shown in a 1 in 1 year. ○ No flooding shown in a 1 in 30 year. ○ For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm. <ul style="list-style-type: none"> ● Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site. ● Details of STW approval for connections to existing network and any adoption of site drainage infrastructure. ● Evidence of approval for drainage infrastructure crossing third party land where applicable. ● Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site. ● Provide evidence to ensure no risk to third party during flood events. ● Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness. <p><i>Reason:</i> <i>A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.</i></p>
<p>6.</p>	<p>Occupation of the hereby approved dwellings shall not take place until the site access has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the access to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p> <p><i>Reason: In the interest of highway safety. in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>7.</p>	<p>Occupation of the hereby approved dwellings shall not take place until the site access arrangement as shown on approved drawing: Site Block Plan, DB/MA/21/16/01B received 20 December 2022 have</p>

	<p>been provided, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interest of highway safety, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
8.	<p>Occupation of the hereby approved dwellings shall not take occupied until details of the proposed arrangements and plan for future management and maintenance of the private road including associated drainage have been submitted to and approved in writing by the Local Planning Authority. The private road and drainage shall thereafter be maintained in accordance with the approved management and maintenance details, until such time that a private Management and Maintenance Company has been established.</p> <p><i>Reason: To ensure that the road infrastructure is maintained to an appropriate standard, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
9.	<p>Operational building works shall be limited to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and at no times on Sundays and Bank Holidays.</p> <p><i>Reason: In the interest of residential amenity, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
10.	<p>No development shall take place above ground level until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development (b) numbers, types, sizes and positions of proposed trees and shrubs (c) proposed boundary treatments (d) proposed hard surfacing treatment (e) proposed lighting details (f) planting, seeding/turfing of other soft landscape areas <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p><i>Reason: In the interests of residential amenity and the appearance of the area and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
11.	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner and any trees or plants which, within a period of 5 years,</p>

	<p>die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
12.	<p>During the construction works, no materials, equipment, machinery, temporary buildings or surplus soil shall be placed or stored beneath the branches of the trees protected by a Tree Preservation Order, and no oil, bitumen, cement or other materials likely to be injurious to a tree shall be discharged within 10 metres of the trunk. If any trenches for services are required within the canopy areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 25mm (1 inch) or more shall be left unsevered.</p> <p><i>Reason: To ensure the existing trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
13.	<p>The erection of fencing for the protection of the preserved trees shall be undertaken in accordance with details to be submitted to and approved by the Local Planning Authority before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.</p> <p><i>Reason: To ensure the existing trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application, through an early visit to the site to appreciate whether any amendments needed to be sought and thus afford sufficient time to negotiate these should it have been the case.</p>
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p>

	<p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
<p>3.</p>	<p>The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority.]</p>
<p>4.</p>	<p>The off-site improvements associated to this consent will require you to undertake works in the public highway, which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. You are therefore required to contact Via East Midlands on 0115 8042100 to obtain the necessary consents/license.</p>
<p>5.</p>	<p>As this permission relates to the creation of a new unit(s), please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address(es) is(are) created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</p>
<p>6.</p>	<p>Please note that this permission has been granted contemporaneously with an agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.</p>



Legend

-  Site Outline
-  Single TPO

Photographs

Views of site along Pinfold Road.



Existing site access adjacent number 50 Pinfold Road and TPO Oak Tree.



Number 24 Pinfold Road and view of properties located on Main Street and Baldwin Street.



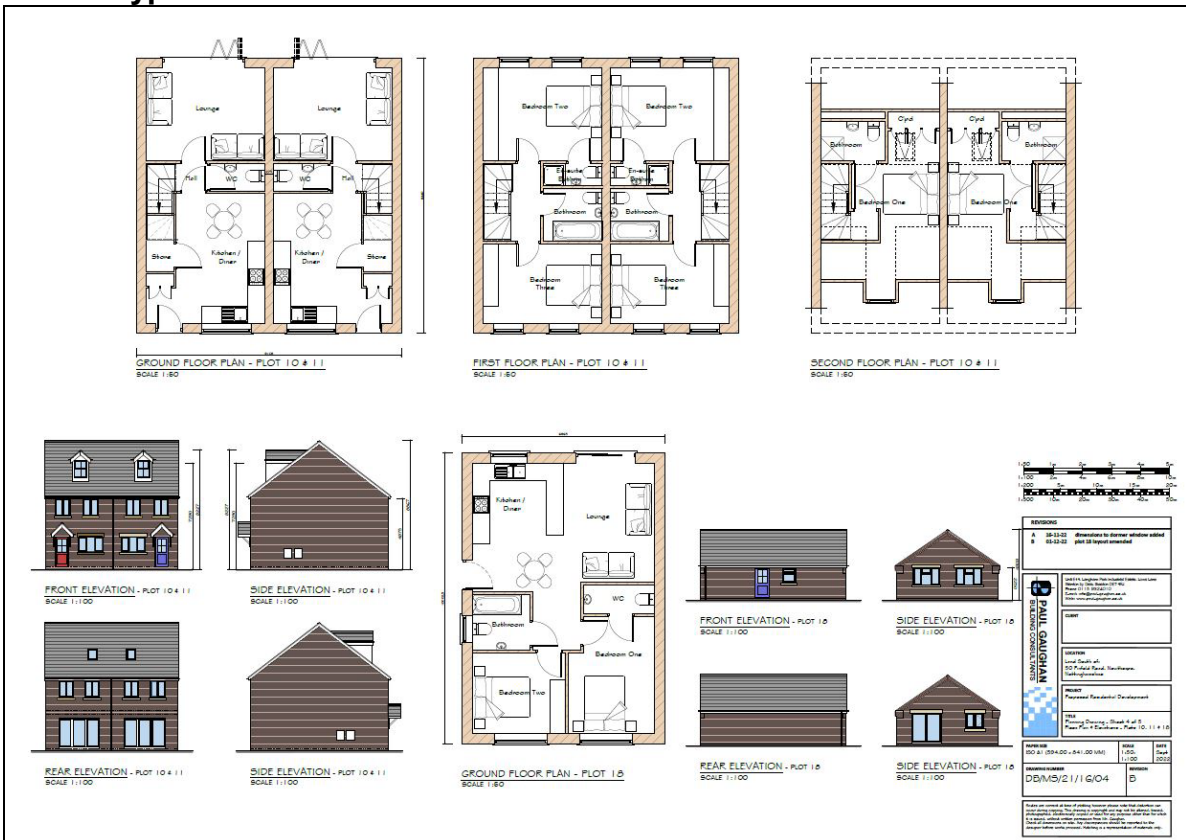
View of properties on Baldwin Street.



Proposed Street Lighting Plan



House Types





Report of the Chief Executive

APPLICATION NUMBER:	23/00130/FUL
LOCATION:	Awsorth Junior and Infant School, The Lane, Awsorth
PROPOSAL:	Construction of Multi-Use Games Area (MUGA) Facility with 3 Metre High Perimeter Fencing and 4 Floodlighting Columns

The application is brought to the Committee at request of Councillor D D Pringle.

1. Purpose of the Report

The application seeks full planning permission for the construction of a Multi-Use Games Area (MUGA) with associated fencing and lighting.

2. Recommendation

The Committee is asked to resolve that planning permission is approved subject to the reasons outlined in the appendix.

3. Detail

- 3.1 The application seeks permission for a multi-use games area (MUGA), with a 3m high mesh fence and four lighting columns to be located on the school playing field in the north east corner of the site. To access the MUGA from the school carpark, a 30m length path will be laid which is 1.2m wide. The MUGA will provide all year round, purpose built sports facility that will benefit the physical education of the pupils and the wider community through the community use. Due to the land level differences across the site there will be some alterations to the levels to ensure a level area within the MUGA.
- 3.2 This application does not amend the proposal from the previous application that was refused at Planning Committee (22/00116/FUL refers), but provides further information with the application seeking to address the reasons for the previous refusals. This information includes a draft Community Use Agreement (CUA) along with a plan demonstrating the on-site car parking provision.
- 3.3 There are no site specific planning policies affecting the application. The main considerations are the design of the proposal, impact on neighbouring amenity and the car parking provision.
- 3.4 The proposed MUGA has been positioned to north east of the site, along the existing shrub and tree lined boundary with the parking along The Lane. The mature screening along with the colour of the mesh fencing will enable the MUGA to be in keeping with the school surroundings. It is not considered to be harmful to the street scene or out of keeping with the character of the area.
- 3.5 The proposed MUGA is not considered to result in an unacceptable loss of amenity for neighbouring residents and a number of conditions have been recommended along with a management plan to mitigate against any potential noise impacts of the proposal. The position of the MUGA will only have one

boundary with residential dwellings, to the north, that has some hedgerow, that will be conditioned to be added to making a substantial hedgerow.

- 3.6 Overall, it is considered the proposal is acceptable and that planning permission should be granted in accordance with the recommendations.

4. Financial Implications

- 4.1 There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

- 5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

- 6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers

- 7.1 None submitted.

APPENDIX**1** Details of the Application

- 1.1 The application seeks permission to construct a multi-use games area (MUGA) facility at Awworth Junior and Infant School. The proposed MUGA is approximately 32m x 16m, with a recess each end for goals, four lighting columns in each corner and be enclosed by a 3m high mesh fencing conditioned to be green. The surface of the MUGA will have a shock pad installed before the artificial surface is laid. Due to the land rising from the north, east and southern boundary the land will be required to be levelled during construction of the MUGA.
- 1.2 The MUGA will allow for all weather use for the school and wider community and a noise management plan has been submitted with the application that covers code of conduct, opening times, the school's responsibilities, complaints management procedure and investigation. In addition to this a Community Use Agreement will be secured by condition to cover the above and the parking provision.
- 1.3 The land that the MUGA will be installed on rises up from the existing parking area within the site, and falls again to the north of the site adjacent to the boundaries with the dwellings along The Lane.
- 1.4 The application is accompanied with a Supporting Statement, Noise Management Plan, draft Community Use Agreement, lighting plan, topographical plan and car parking plan.

2 Site and Surroundings

- 2.1 The application site forms part of the school playing fields. The site borders residential dwellings to the north of the site and to the east is off street parking on The Lane.
- 2.2 There are land level differences around the school site, and the land falls away to the south where the school buildings are located. There is an existing boundary treatment securing the school on the north, east and southern boundary along with some trees and hedgerow along the north and eastern boundary.

3 Relevant Planning History

- 3.1 An application was refused by the Planning Committee for a MUGA (21/00254/FUL) at the site, but in a different position on the playing field. The MUGA was for school use only.
- 3.2 A second application was refused by the Planning Committee for a MUGA (22/00116/FUL) at the site. The MUGA was for school and community use but did not include a car parking plan or a draft Community Use Agreement.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Health Lifestyles

4.2 **Part 2 Local Plan 2019:**

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, Design and Amenity
- Policy 25: Culture, Tourism and Sport

4.2.2 **National Planning Policy Framework (NPPF) 2021:**

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Policy 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places

5 Consultations

5.1 **Environmental Health** – Has assessed all the information submitted and has not raised any objection to the application subject to conditions relating to hours of operation in line with the submitted documents; the lighting being installed in line with current guidance from the institute of lighting engineers ‘Reduction of obtrusive Light’; and an informative regarding construction hours.

5.2 **Parish Council** – The Parish Council previously commented on the two applications for the installation of a MUGA at the school. The previous proposals gave rise to the Parish Council having additional concerns in relation to nearby residents, mainly due to noise and light impacts as well as the potential to result in pressure for on street parking in the area.

5.2.1 The Parish Council comments are summarised as follows:

- Concerns how the MUGA will be run and operated, locked up at the end of the day, turn the lighting off;
- Possible security issues and the unwelcome risk that comes with it, anti-social behaviour;
- No toilet or changing facilities;

- The hours of operation are excessive and has the potential to provide a total of 80 hours a week during holidays when the school is expected to be quiet and is grossly excessive;
- The Code of Conduct is well intentioned but the Parish Council do not believe it will be adhered to;
- The Parish Council are unaware of any legally acceptable noise level attached to the use of playing fields;
- The lack of parking spaces – there is 15 spaces not 21 as stated and school staff use the village hall parking;
- There have been meetings between the Parish Council, Borough Council, Count Council, Highways Department, Police and the School over the last 10 years regarding parking issues;
- The submitted statement refers to a regular bus service travelling each way through the village. Trent Baron has reduced the bus to one per hour between Kimberley and Ilkeston and the bus only runs Monday to Saturday between 6.30am – 7pm;
- The application does not refer to Awsworth Neighbourhood Plan, made in July 2021 and the Parish Council consider this to be an important omission;
- Awsworth has a plethora of sporting opportunities for local children in the village, this development operating outside of school hours will almost certainly be for users from outside our village and local community;
- The Parish Council states their view this does not constitute ‘local community’ as expressed by the School, nor does it appropriately relate to Sport England requiring the MUGA must be available for wider community use and should be primarily use by the school and otherwise by the wider Awsworth community;
- The Parish Council are fully supportive of any improvements that will benefit the school and local children;
- Consideration should be given and balanced with the Parish Councils duty to consider all residents, particularly where proposals could adversely impact on those living close by.

5.3 **Sport England** – Sport England had reviewed all the submitted information and has not raised any objection to the application. They note the application does not amend the proposal from the previous application and Sport England refers to the previous comments. The Community Use Agreement would secure sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the area of playing field. A condition has been recommended (condition 3) for a Community Use Agreement but should the Local Planning Authority decide not to attach the condition then Sport England would wish to raise an objection to the application. Should the Local Planning Authority be minded to approve the application without the suggested condition, then given Sport England’s subsequent objection in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 the application should be referred to the Secretary of State via the National Planning Casework Unit.

5.4 **Nottinghamshire County Council Highway Authority** – has assessed the application and has not raised any objection to the application.

5.5 **Neighbours** – A total of 52 neighbours were consulted on the application and a total of 62 representations have been received from neighbours and members of public through the determination of the application. The 33 letters of support can be summarised as follows:

- Welcome addition to the school grounds, the children will have all year round games area that will enhance their physical development, PE lessons and opportunities for play and the community;
- MUGA would bring much need revenue from community use that will enhance opportunities for children and establish community links;
- School requires these critical facilities to enable the children to continue development and have the recreational space;
- There is a recreation ground nearby and the additional of the MUGA will add to the existing facilities and not sure why this has not been supported by the local council and urge the Council to fully consider the positive impact this facility will have for many years to come;
- Can't understand how 250 houses can get approval but this can't;
- As a qualified coach in cricket, football and multi skills it will be a great benefit for the school and the village to have an outdoor facility to use during autumn and winter;
- School Voice letter of support from the children – the pupils at Awsworth Primary School are fully supportive of the plan, it would give better choices at playtime, children can play football and the girls would like to use this area for a girl's football team/hockey/netball and give more equal opportunities;
- No structure leads to vandalism and this has been a problem in the park, Awsworth needs a structured leisure facility – there are a lot of bored kids and teenagers;
- Nurturing the next generation has surely got to be part of the bigger picture;
- It's about time the school playground was improved, no changes in the 10 years my children have been at the school;
- Fantastic facility and facility to improve the equality and opportunity for a girls football team and we must invest in our future generations and the provision of better facilities for them locally
- Ofsted along with DFE encourages schools to support and promote healthy lifestyles including exposure to sporting activities;
- School is a safe haven for a lot of children, their only chance to learn new skills, reduce obesity and understand the importance of a healthy lifestyle along with good sportsmanship;
- The Village hall generates noise and this should be no different and;
- Playing outside encourages good mental health and reduces anxiety and stress and will improve concentration in the class room;

5.6 The 29 letters of objection can be summarised as follows:

- Detrimental to the environment due to building on a field and the Academy Trust have a responsibility to the wildlife on the school grounds and it would be better to re-wild the area rather than a MUGA;
- Although not a bad idea, there are concerns regarding an already busy school entrance, pick up point and safety of the kids;

- The recreation ground is 100m away and has a similar facility available for kids for free on top of plenty of green space;
- Issues regarding noise and lighting;
- When are residence supposed to get any respite from the noise, after rush hour its quiet;
- Little or no noise from the village hall or the hire of the village hall;
- Issue of parking, there is only 15 spaces and the application states 21;
- There may be cars locked in the recreation ground carpark due to the lack of parking;
- There is not a regular bus service as stated and the number 27 bus has been reduced to one bus per hour only running Monday to Saturday 6.30am-7pm;
- No jobs being created so who is managing the usage and security of the site, who will make it secure at night and ensure no members of public remain on site after closure (safeguarding children);
- No changing facilities or toilets;
- Does no one care about the views of the people who live here;
- No objection to the use of the MUGA for the school only but object to the community use;
- Want a peaceful life and the MUGA will not provide a peaceful life;
- The levels of lighting of disturbance beyond that would be considered fair;
- It's hard to deal with issues of anti-social behaviour as when it is reported they have normally left by the time someone arrives to sort it out;
- Can't understand and flabbergasted how the application keeps coming back, each time worse for the residents;
- The Parish Council car park is a facility that local residents pay for and is used by the school with their permission and is not a direct school facility;
- Live near the existing MUGA facility and the footballs rattle the MUGA fence on a regular basis, that can be very loud;
- Sure the people supporting the MUGA being opened out of the school hours and weekends will have children at the school but to no live in Awsworth – they do not need to worry about all the negatives impacts;
- The residents of Awsworth who are impacted should have more weight than Sport England who are not even financially supporting this project;
- Noise from the school travels through the village in the day time, this is going to happen all day/week;
- Water run-off, no mitigation being put in and there is a long standing issue with stagnant water on the perimeter of the site.

6 Assessment

- 6.1 The main issues for consideration are the design and appearance of the proposed development and its impact on neighbouring amenity.

7. Principle

- 7.1 Policy 12 of the Broxtowe Aligned Core Strategy (2014) states that new, extended or improved community facilities will be supported where they meet a local need. The proposed MUGA will provide improved facilities at the school for sport and physical education during all months of the year, for the children

and the wider community, and is a use compatible with the existing use as an educational facility. It is therefore considered that the principal of development is acceptable subject to an assessment of the design and appearance of the proposal and the impact on neighbouring amenity.

8. Design

8.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014 policy 10 states that all new development should be designed to make a positive contribution to the public realm and sense of place, reinforce valued local characteristics and have regard to the local context and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their setting.

8.2 Throughout determination of the application the position, design and materials of the MUGA have not changed. The proposed MUGA will be sited in the north east of the school field and will enable the existing field to be used for other sports, the MUGA measures approximately 32m x 16m with two goal recesses in the northern and southern fencing. The existing boundary treatment along the north and east will remain, trees/shrubs and existing boundary treatment. The proposed fencing around the MUGA will be 3m in height and will be conditioned to be green to match the existing fencing around the school. The four flood lights will be positioned in each corner of the of the MUGA with two lights on each lighting column and be approximately 8m in height to enable lighting to cover the whole of the MUGA.

8.3 It is considered the proposal would not be out of keeping with the surroundings, that is, in the context of a primary school and its outdoor play areas, and the fencing and MUGA will be screened from the street scene. It should be noted that due to the height of the lighting, the four lighting poles will be visible above the existing boundary treatment and shrubs when viewed from the street scene, but would not be considered to be overly obtrusive or visually dominant.

8.4 Overall, it is considered that the proposed MUGA, fencing and lighting will not be harmful to the street scene, out of keeping with the character of the area or harmful to the visual amenity of the neighbouring dwellings.

9. Amenity

9.1 The proposed MUGA will be approximately 7m from the northern boundary with The Vicarage, 8.5m from the eastern boundary with The Lane. Taking into account the height of the fencing and boundary treatments along the north and eastern boundary it is considered that these distances are sufficient to ensure the proposal will not result in an unacceptable loss of light or sense of encloses for the residents of the neighbouring properties to the north of the site.

9.2 The application has been accompanied with a lighting plan demonstrating the position of the poles, the lighting within the MUGA and the overspill from the lighting to the land around the MUGA. This plan also includes the land contours and boundary treatment around the site. The plan demonstrates that the height of the lighting poles is required to be 8m in height to enable adequate lighting within the centre of the MUGA.

- 9.3 Concerns have been raised by members of the public and the Parish Council regarding impact on neighbouring properties due to the increase noise, light pollution and the accumulative disturbance as a result of the proposal. These concerns were raised throughout the determination of the application and the Environmental Health Officer has raised no objection to the proposal, subject to conditions on hours of operation, which shall be operated in accordance with the submitted School Noise Management Plan; maintain the MUGA in accordance with the manufacturers guidance to prevent excessive noise form operational wear and tear; and the lighting to be installed and operated in accordance with current guidance from the institute of lighting engineers.
- 9.4 Concerns were raised regarding noise specifically in relation to the general use of the MUGA during the evening and weekends. The application is accompanied with a Noise Management Plan that includes a code of conduct, school's responsibilities and complaints management procedure along with investigation. The Local Planning Authority and the Environmental Health Officer are satisfied with this document and this will be secured by condition.
- 9.5 Overall it is considered that subject to the recommended conditions that the proposal will not result in an unacceptable loss of amenity for the residents of neighbouring properties.
10. Highway Safety
- 10.1 Concerns have been raised by neighbours and the Parish Council regarding parking within the consultation responses and that there are insufficient spaces for the MUGA and residents parking. Paragraph 111 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 107 provides a list of factors which should be taken into account, which includes the availability of and opportunities for public transport to access the development. Policy 10 of the ACS states that development should be designed so as to reduce the dominance of motor vehicles.
- 10.2 The application is accompanied with an additional plan in the Draft Community Use Agreement that demonstrates 21 parking spaces for the proposed MUGA. There are public transport services. Notwithstanding this, as the MUGA is aimed at the local community and as such sustainable means of transport such as walking and cycling will be the preferred method of travel for most users.
- 10.3 Concerns have been raised regarding the lack of parking, turning within the site and issues regarding road safety accessing and leaving the site.
- 10.4 Nottinghamshire County Council Highway Authority has been consulted on the application and they have not raised any objection to the application, stating the proposed MUGA is smaller than a pitch for under 7's 5 a side football. It is considered that there would be adequate parking, allowing for a changeover also, there is no issue and so the proposal complies with the relevant policies, and it is considered that the proposal would not result in a significant residual cumulative impacts on the road network.

11. Other

- 11.1 Concerns have been raised regarding drainage and the potential impact on local flooding as a result of the proposal. The application site is not within a flood zone and it is not considered to be at risk of flooding. The MUGA will be constructed with adequate drainage in line with the submitted plans.
- 11.2 Concerns have been raised about security of the school and MUGA when not in use. The MUGA is sited within the school fencing and it is considered that there would not be any material planning concerns in respect of school security or unauthorised use.
- 11.3 There has been several points raised regarding Sport England being the driving force to ensure the MUGA is made available for community use as well as the school. Sport England aim is to help protect and enhance opportunities for people to take part in sport and physical activities, specifically part 5 of the Playing Fields Policy that is aligned with paragraph 98 of the NPPF. Paragraph 98 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. To ensure the MUGA is available for community use Sport England have requested a Community Use Agreement be added to the decision notice and the application is accompanied with a draft copy. The Community Use Agreement is to be drawn up between the applicant, Sport England and the Local Planning Authority before any works commence on site, and the use of the MUGA carried out in accordance with the agreement for the lifetime of the development.

12. Planning Balance

- 12.1 The proposed MUGA will provide a high quality sporting facility that can be used all year round for many different activities within physical education for the school and with wider community. The MUGA and the lighting are sited in a location that will be easy accessible when entering the school grounds and will be sited behind the existing hedgerow and boundary treatment running along The Lane. It is considered that the MUGA and lighting will not have any harmful impact on the character of the surrounding area. It is acknowledged that there are residential dwellings to the north of the site, however the MUGA and lighting will be set in from the boundaries and the hedgerow to these sides would provide a substantial boundary treatment to mitigate against the visual impact of the proposal. Whilst some noise from the MUGA is inevitable, it is unlikely that this will be significantly different in terms of levels from the activities that can currently take place on the playing fields within the school grounds and the MUGA run by the Parish Council, the latter being available for use until the light goes. The recommended conditions are considered sufficient to mitigate these impacts.
- 12.2 On balance it is considered that the benefits of the proposal sufficiently outweigh any limited harm and on balance it is considered the proposal is acceptable.

13 Conclusion

13.1 To conclude, it is considered that the proposal is acceptable and that planning permission should be granted, subject to the conditions listed in the recommendation.

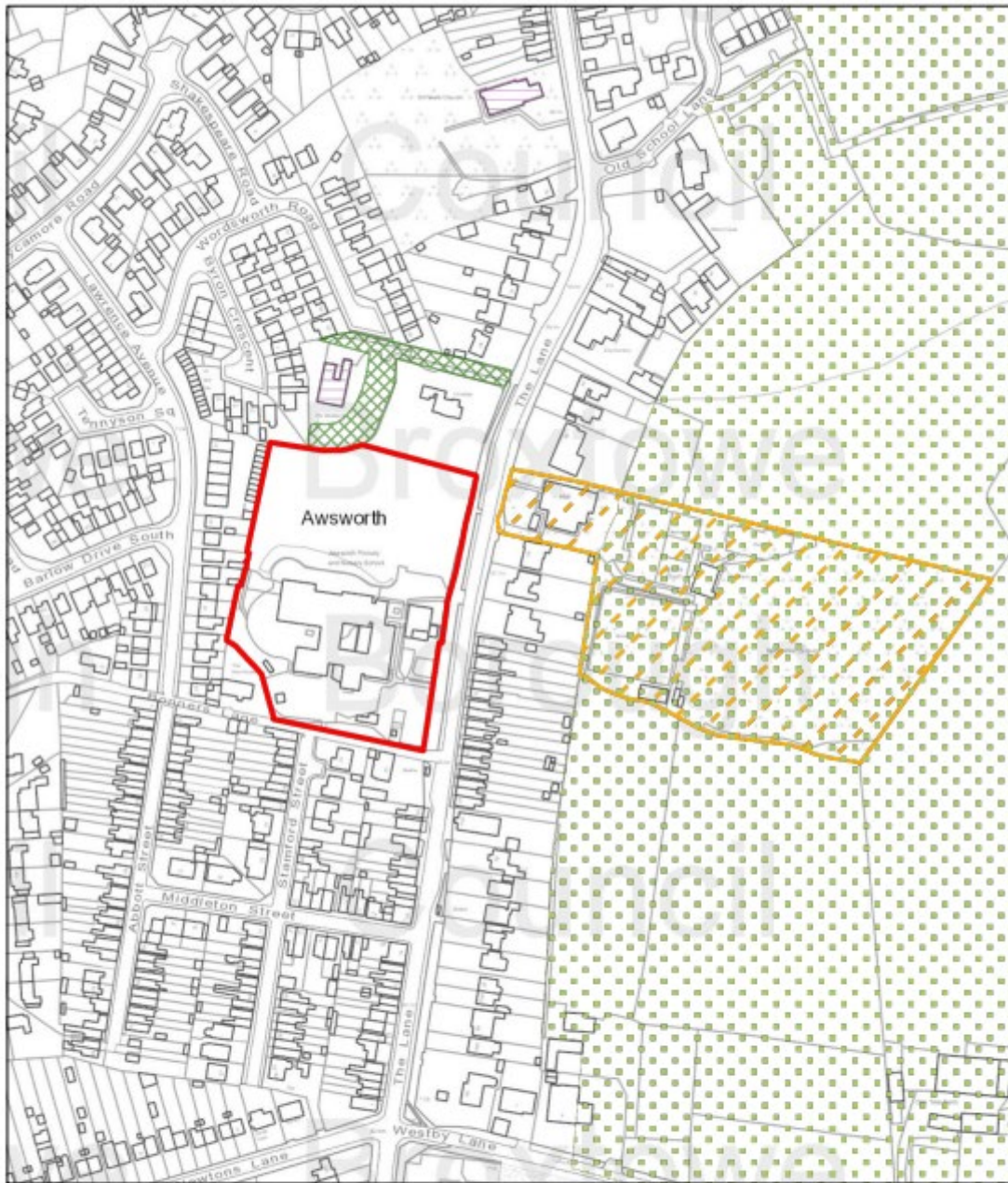
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2.	The development hereby permitted shall be carried out in accordance with the lighting plan HLS3565, Site Location Plan and Block plan 20201-16(P)03 /rev P2, Plan of MUGA and Lighting 20201-16(P) 05 P1, Proposed Plan and Elevations of the MUGA and Lighting 20201-16 (P) 06 P2, MUGA dimensions 20201-16 (P) 04 P2, Proposed MUGA and new location of the grass pitch 20201-16 (P) 09 P3 and the Noise Management Plan received by the Local Planning Authority 14 February 2023. Plan demonstrating car parking arrangement received 11 May 2023. Reason: For the avoidance of doubt.
3.	The MUGA and lighting hereby approved shall not be commenced until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing with the Local Planning Authority. The agreement shall apply to the MUGA and lighting and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement. Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy 25 of the Part 2 Local Plan (2019) and Policy 12 of the Broxtowe Aligned Core Strategy (2014).
4.	The MUGA and associated lighting hereby approved shall not be used except between the hours of 08.00 – 20.00 Monday to Friday, and 08.00-18.00 Saturday, Sunday, Bank Holiday and any other

	<p>public holidays without prior agreement in writing of the Local Planning Authority.</p> <p>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
5.	<p>Details of any external lighting to be used in the development shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The details shall include location, design, levels of brightness and beam orientation, together with measures to minimize overspill and light pollution. The lighting scheme shall thereafter be carried out in accordance with the approved details and the measures to reduce overspill and light pollution retained for the lifetime of the development in line with the current guidance from the Institute of Lighting Engineers - Reduction of Obtrusive Light Guidance for the duration of the permitted use.</p> <p>Reason: The details are required to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</p>
6.	<p>The MUGA hereby approved shall be maintained in accordance with the manufacturers guidance to prevent excessive noise from wear and tear.</p> <p>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
7.	<p>The MUGA hereby approved shall be operated in line with the East Midlands Educational Trust and Awsworth Primary School Noise Management Plan received 14 February 2023.</p> <p>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
8.	<p>The mesh fencing of the MUGA shall be green in colour and shall be retained as such for the lifetime of the development.</p> <p>Reason: To ensure a satisfactory standard of external appearance in accordance with Policy 17 of Broxtowe Part 2 Local Plan.</p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it in line with adopted policies.</p>

2.	Due to the proximity of the site to residential properties it is recommended that contractors limit noisy works to between 08:00 and 18:00 hours Monday to Friday, 08:00 and 13:00 on Saturday and no noisy works on Sunday and Bank Holidays.
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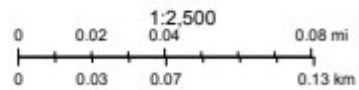
Map

23/00130/FUL - MUGA Awsworth School



5/10/2023, 4:50:56 PM

-  Local Interest Building
-  Group TPO
-  Mature Landscape Area
-  Open Spaces
-  Site



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Photographs



Access gate



Parking along The Lane



View towards access and parking



View to the east



View to the north



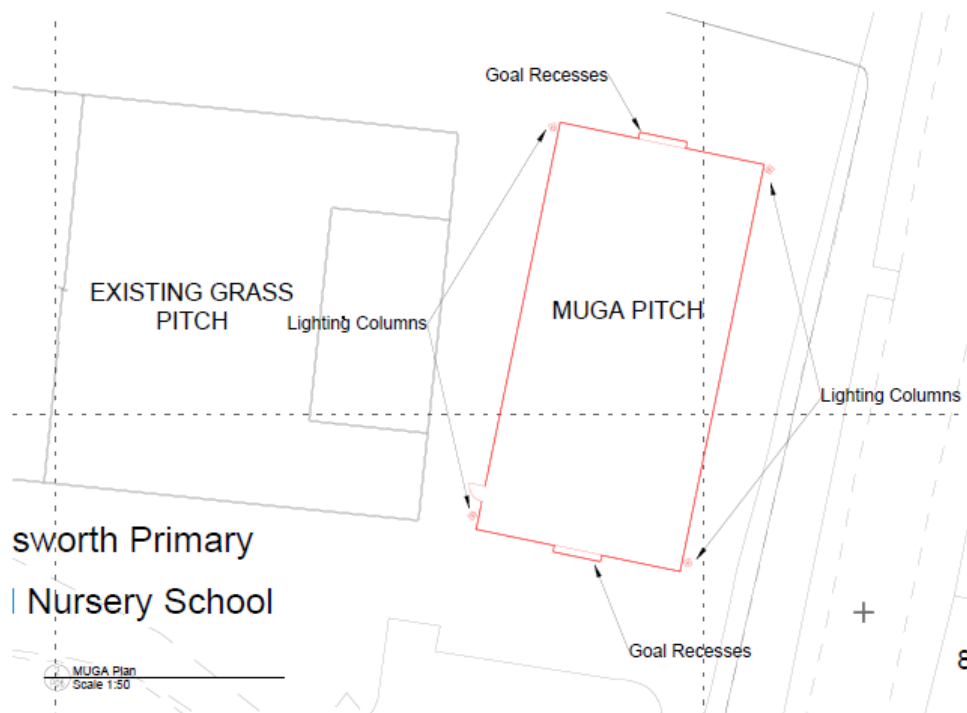
Ariel view from Google Earth

Plans (not to scale)

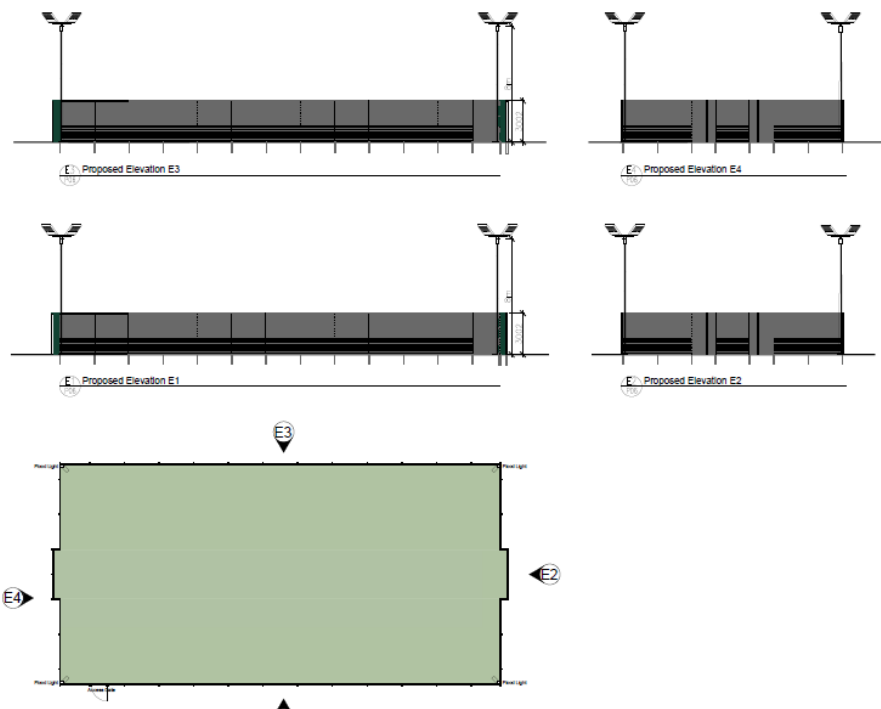


Site Block Plan
(SCALE 1:500)

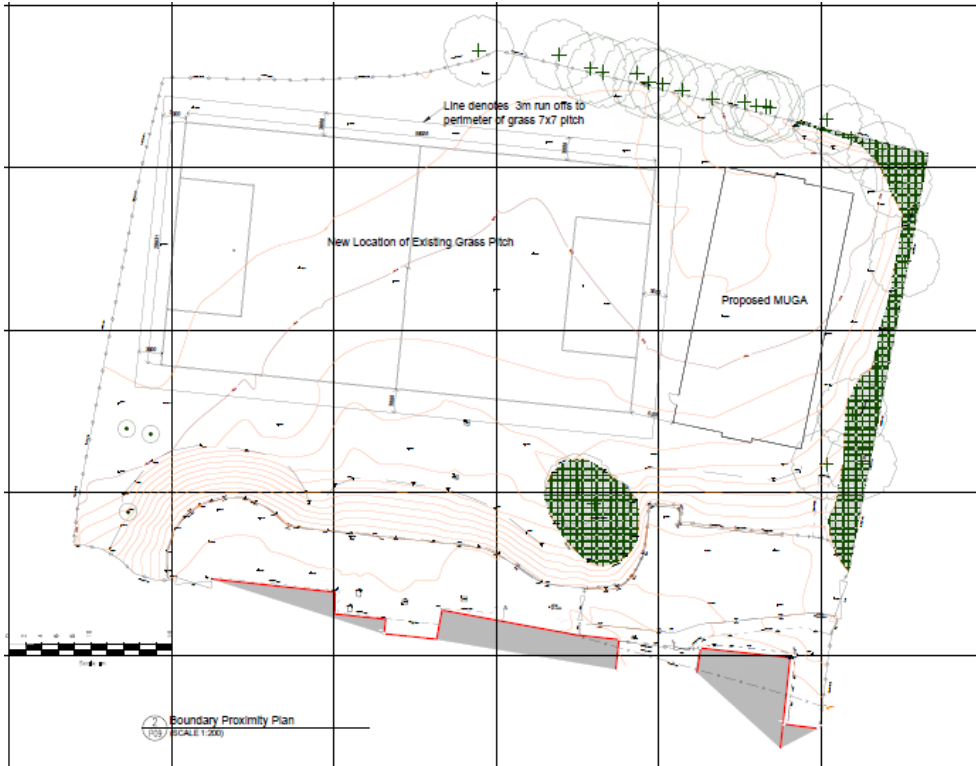
School block plan



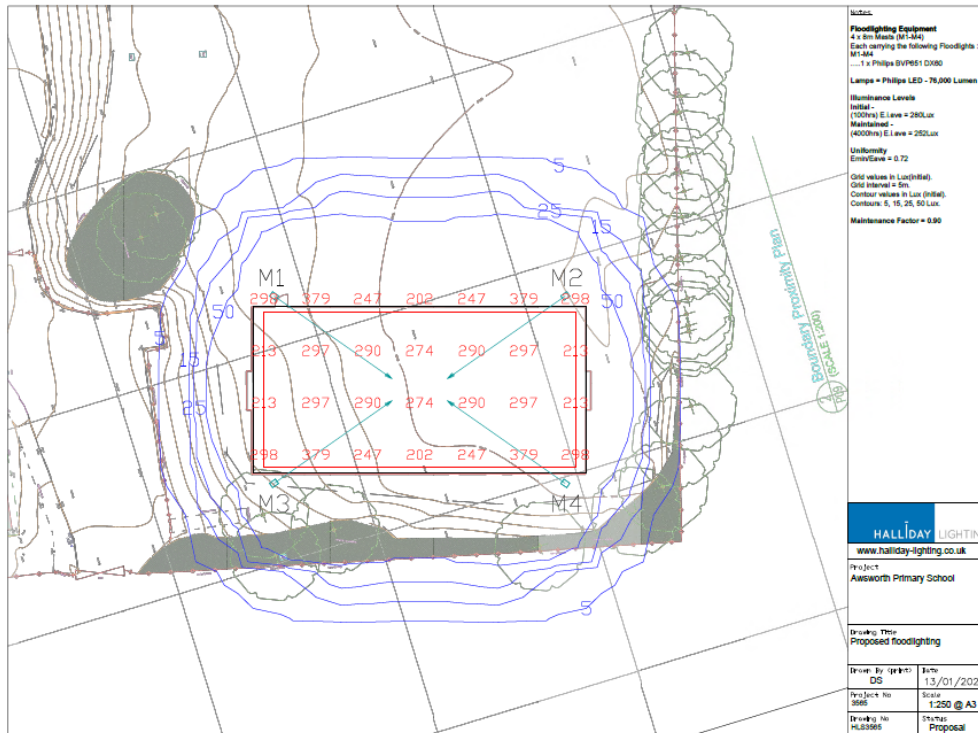
Proposed block plan of the MUGA



Proposed MUGA elevations and floor plan



Proposed plan showing MUGA and new location of the grass pitch



Proposed lighting plan

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Report of the Chief Executive

APPLICATION NUMBER:	22/00696/VOC
LOCATION:	Land North of Home Farm Cottage and Park View Cottage, Main Street, Strelley
PROPOSAL:	Variation of condition 1 (The development hereby permitted shall be carried out in accordance with the approved plans...) of planning permission reference 21/00023/FUL to regularise the construction of a viewing platform within the lion enclosure and balcony to the north west side of the stable building

The application is brought to the Committee at request of Councillor P J Owen.

1. Purpose of the Report

1.1 The application seeks planning permission for the variation of condition 1 (The development hereby permitted shall be carried out in accordance with the approved plans...) of planning permission reference 21/00023/FUL to regularise the construction of a viewing platform within the lion enclosure and balcony to the north west side of the stable building.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the prior completion of a unilateral undertaking under Section 106 of the Town and County Planning Act 1990 and conditions outlined in the appendix.

3. Detail

3.1 The application seeks planning permission for the variation of condition 1 of planning permission reference 21/00023/FUL to regularise the construction of a viewing platform within the lion enclosure and balcony to the north west side of the stable building. The additions are stated to be required to support animal welfare needs. The enclosure to which the additions have been constructed was granted planning permission in June 2020 following approval from Planning Committee for the change of use of the site to include the keeping of wild cats and to retain the enclosure. The lion’s den forming an extension to the enclosure was granted planning permission following approval from Planning Committee in March 2021. Both the original enclosure 19/00243/FUL and the extension 21/00023/FUL were granted permission on the grounds that very special circumstances (VSC) had been demonstrated due to animal welfare needs.

3.2 The site is set within the Nottinghamshire Green Belt where there is a presumption against inappropriate development and development should not be approved except in VSC.

3.3 The main issues relate to whether or not the VSC put forward by the applicant outweigh the harm of the proposal to the openness of the Green Belt, the impact on the character and appearance of the area and the impact on the amenity of any neighbouring properties.

3.4 The benefits of the proposal are that it will support the keeping and welfare for the wild cats in an established enclosure granted planning permission under applications 19/00243/FUL and 21/00023/FUL. As such, it is considered that the application builds on the VSC that were established under both previous planning permissions for the keeping of wild cats in this location. Within the approved wild cat enclosure, it is considered that the size and design of the viewing platform and balcony would not represent a significant harm to the openness of the Green Belt and is considered in keeping with the character of the established wild cat enclosure setting. In accordance with paragraph 148 of the NPPF very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness is clearly outweighed by other considerations. In this case it is considered that the potential harm to the Green Belt is not so significant and that this is outweighed by the established very special circumstances in relation to the welfare of the wild cats in this location.

4. Financial Implications

4.1 The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers:

Nil.

APPENDIX

1 Details of the application

- 1.1 The application seeks planning consent for the variation of condition 1 (The development hereby permitted shall be carried out in accordance with the approved plans...) of planning permission reference 21/00023/FUL to regularise the construction of a viewing platform within the lion enclosure and balcony to the north west side of the stable building.

2 Site and surroundings

- 2.1 The application site contains a mixed use including equestrian and wild cat enclosure. Within the south of the site includes a ménage. In the centre of the site includes a stable block. To the north includes an extended wild cat enclosure.
- 2.2 The site is positioned to the north of the village of Strelley, with two residential dwellings adjoining the south boundary of the site. To the west of the site is the M1 motorway, with the boundary being made up of a substantial hedgerow which is in excess of 2m in height. The north and east boundary of the site is also made up of hedgerow and adjoins a bridleway. There is a further residential dwelling neighbouring the site to the north east.
- 2.3 There is a further residential dwelling neighbouring the site to the north east.

3 Relevant Planning History

- 3.1 The application site has a detailed planning history, with the relevant historical applications being summarised in this section.
- 3.2 In 2019, planning application 19/00243/FUL for the change of use of the site from equestrian to mixed use equestrian and the keeping of fully licensed wild cats, and to retain the secure enclosure, was voted for approval by the Planning Committee. This permission was granted in 2020 and is subject to a unilateral undertaking whereby the owner undertakes to carry out the following obligations:
- Not to use the said Wild Cat Enclosure for any purpose other than the keeping of the three Wild Cats in possession of the owner at the time of the application.
 - On the death or relocation to premises elsewhere of all the Wild Cats to cease use of the Wild Cat Enclosure and to remove it within 3 months of the cessation of use.
- 3.3 In 2020, planning application 20/00388/FUL was granted permission by the Planning Committee for various alterations to the approved enclosure including the internal division of the enclosure, security doors and an additional link to the stables. At the same committee meeting planning permission 20/00422/FUL was also approved for gates to be erected at the existing access to the south part of the field.

3.4 In 2021, planning application 21/00023/FUL was granted permission by the Planning Committee for the construction of a stable extension, lion's den and 3m high internal fencing. This permission was granted in 2021 and is subject to a unilateral undertaking whereby the owner undertakes the same obligations as listed above. This application comprised the extension to the originally approved wild cat enclosure 19/00243/FUL.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 8: Housing Mix and Choice
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan (2019):**

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity

4.3 **National Planning Policy Framework (NPPF) 2021:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 13 – Protecting Green Belt Land

5 Consultations

5.1 **Broxtowe Environmental Health:** No objections.

- Note to applicant should be provided: Should the platform and steps be retained for access by the applicant as a self-employed person, employees or other visitors it will need to be modified to ensure compliance with Workplace (Health, Safety and Welfare) Regulations 1992.
- The applicant has confirmed that the enclosure is not a commercial business and no staff are employed, it is personal use.

5.2 **Resident comments** - 6 objections have been received raising the following concerns:

- The proposal represents inappropriate development in the Green Belt.
- Traffic and congestion caused by proposed amendments.
- The site has a history of planning breaches of control with limited action being taken by the Council.

- The proposed amendments increase risks to public safety.
- The proposal is not suitable in respect of animal welfare.
- No justification has been provided to amend the plans / add new structures.
- Loss privacy.
- Balcony visible and it includes a hot tub on top of the platform.
- The development does not have the legal right to access the private road.

6 Assessment

6.1 The main issues for consideration are whether or not the proposal is appropriate development in the Green Belt, the design and appearance of the proposal and the impact of the proposal on neighbouring amenity.

6.2 **Principle of Development**

6.2.1 Policy 8 – Development in Green Belt of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the NPPF, as supplemented by the following Broxtowe-specific points 1-4. Paragraph 147 of the NPPF advises that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 states that substantial weight should be given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations.

6.2.2 Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt and sets out a number of limited exceptions which can be regarded as appropriate development. Paragraph 150 lists further exceptions subject to them preserving the openness.

6.2.3 This proposal does not fall within any of the exceptions referred to in paragraphs 149 and 150 of the NPPF. The development would therefore be inappropriate development and is therefore harmful, by definition, to the Green Belt.

6.2.4 The application for the enclosure extension was granted permission in March 2021, having been approved by the Planning Committee. It was determined that VSC for the enclosure had been demonstrated due to the need to conserve the wild animals that inhabit it. The applicant has stated that the proposed balcony assists the safe feeding of animals, whilst the viewing platform helps to support the welfare of the animals on the site. It is considered that the proposed additions to the enclosure fall under the established VSC case that has been previously accepted. It therefore needs to be considered whether the benefits of the proposal outweigh the harm to the Green Belt.

6.2.5 The enclosure is a lawful structure, having been granted planning permission in March 2021. Therefore, the consideration as to the impact on the openness

of the Green Belt needs to be made solely in respect of any additional harm caused by the proposed balcony and viewing platform. There is a relevant appeal decision for planning application 18/00808/ROC, at 176 Moorgreen, for amendments to a bungalow which had previously been granted permission in the Green Belt. The application proposed to retain dormer windows and roof lights, which had already been added to the building without permission, and was refused by the Planning Committee in February 2019. In allowing the appeal for the amendments the Inspector noted that the proposal would have a significantly harmful effect on the Green Belt had the site been undeveloped. However, the bungalow was now an established component in the landscape, and the approved scheme and erected dwelling shared many characteristics. The Inspector also noted that the differences between the approved building and the built structure consisted of relatively minor changes. As such, the Inspector concluded that the amended scheme in so far as the changes to the original permission was concerned had a very limited harmful impact on the openness of the Green Belt.

- 6.2.6 Overall it is considered that the proposed additions to the existing enclosure are reasonably minor and as such do not cause unacceptable harm to the openness of the Green Belt. In line with the decision to grant permission for the original enclosure, and the similar reasons given for the additions, it is considered that VSC have been generated that outweigh the limited harm to the openness of the Green Belt. It is therefore considered that the principle of development is acceptable in accordance paragraphs 147 and 148 of the NPPF.

6.3 Design and Appearance

- 6.3.1 The proposed balcony is set back approximately 16m from a private road which also forms public footpath 'Strelley BW2'. The proposed balcony consists of raised platform with a wooden staircase and glass balustrading overlooking the lion's den to the north. The balcony structure is made from wood, breeze blocks and metal caging materials. The balcony structure is approximately 3.1m in maximum height, 4.2m in depth and 4.5m in width. The proposed viewing platform is sited approximately 10m away from the private road set within a relatively central area of the enclosure. The proposed viewing platform comprises of two raised platforms with a connecting walkway between. Each lion platform is separated by approximately 10m. The viewing platform is constructed from timber with a thatched roof. Due to the siting of the balcony and viewing platform, set back from the public footpath and set behind existing fencing and mature hedgerow, public views of the proposal are limited.
- 6.3.2 The additions are considered to be of a size and scale that are in keeping with the existing structures. They have been constructed using materials to match the existing enclosure and are not considered to be so substantial as to significantly increase the scale or appearance of the existing enclosure. The view of the additions from the public realm is limited and therefore it is considered that the proposal is not harmful to the street scene or the character of the area.

6.3.3 Overall it is considered that the proposal is acceptable on design grounds.

6.4 Amenity

6.4.1 The viewing platform is approximately 39m from the nearest dwelling Holly Lodge to the north-east of the site, to the east includes a private track and a public footpath and fielded areas beyond, to the south beyond the existing stable block and ménage includes Home Farm Cottage and Park View Cottage, to the west includes woodland and beyond includes the M1. Taking into account the distance of the viewing platform and balcony is from the nearest dwellings, and the relatively limited size of the additions to the enclosure, it is considered that the proposal will not result in any significant loss of amenity for residents of any neighbouring properties.

6.5 Other Matters

6.5.1 Broxtowe Environmental Health have advised that the platform does not comply with the relevant legislation Workplace (Health, Safety and Welfare) Regulations 1992 and Building Regulations to be used for commercial purposes. The glass barrier on the platform, steps and handrail would not comply with the relevant regulations and would need to be modified if the platform were to be used as a commercial use by staff. However, the applicant has confirmed the site is not for commercial use and is for only personal use for feeding the wild cats. A Note to Applicant will be included to alert the applicant of the need to comply with any legislation outside the scope of planning legislation. In any case, a condition is included on the original planning permission 21/00023/FUL which restrict any visitors to the site.

6.5.2 A number of concerns have been raised on the grounds of the suitability of the enclosure for the wild cats and on the appropriateness of the wild cats living in this location. The application site has permission for the keeping of wild cats, as approved in June 2020, and the wild cats in questioned are fully licensed. Therefore, any refusal on the grounds of the enclosure not being suitable or the location not being suitable could not be sustained at appeal.

6.5.3 Planning permission 19/00243/FUL and 21/00023/FUL for the original enclosure and extension for the change of use of the land to allow for the keeping of wild cats is subject to a unilateral undertaking. The applicant had previously undertaken to not use the wild cat enclosure for any other purpose other than that of keeping three wild cats. Further to this, on the death of or relocation to premises elsewhere of all the wild cats to cease the use of the wild cat enclosure.

6.5.4 Should planning committee be minded to grant planning permission this would result in a new planning permission being granted and as such would be subject to a new unilateral undertaking under Section 106 of the Town and County Planning Act 1990. The applicant would commit to the following obligations:

- Not to use the said Wild Cat Enclosure for any purpose other than the keeping of the five Wild Cats in possession of the owner at the time of the application.
- On the death or relocation to premises elsewhere of all the Wild Cats to cease use of the Wild Cat Enclosure and to remove it within 3 months of the cessation of use.

6.5.5 It should be noted that following planning enforcement investigation the number of wild cats has increased to 5 in total. This new unilateral undertaking therefore supersedes the previous legal undertaking by the applicant and regularises the fact that there are 5 wild cats on the site currently.

6.5.6 Concerns have been raised in relation to potential increased traffic and parking issues relating to the proposal. The proposal is designed to support the welfare of the wild cats and is not intended to be used by visitors. The original planning permission 21/00023/FUL included a restriction ensuring that there no general exhibition or viewing of the animals. Further to this, the applicant has confirmed that the site is not commercial use and no staff are employed, therefore limiting any potential increase in traffic or parking requirements. As such, it is considered that the proposed additions would not warrant refusal on highway safety grounds.

6.5.7 The applicant has confirmed in writing that the hot tub will be removed from the balcony structure. Whilst it is understood that this may be a source of frustration to neighbouring properties it would appear that the hot tub would not require planning permission as it is a temporary structure.

6.6 **Planning Balance**

6.6.1 The additions to the enclosure will support the animal welfare needs in this location. It is considered that the principle of development in the Green Belt can be supported, that the design and appearance of the proposal is acceptable and that it will not result in an unacceptable loss of amenity for the residents of any neighbouring properties. On balance it is therefore considered that the proposal is acceptable.

6.7 Conclusion

6.7.1 It is considered that very special circumstances have been demonstrated for the additions to the existing enclosure, that outweigh the limited harm to the openness of the Green Belt. It is considered that the proposed additions are acceptable in terms of design and appearance relative to the existing structure and that they will not result in an unacceptable loss of amenity for the residents of any neighbouring properties. Overall it is therefore considered that the proposal is acceptable and planning permission should be granted.

6.7.2 It is recommended that conditional planning permission be granted subject to conditions.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the prior completion of a unilateral undertaking under Section 106 of the Town and County Planning Act 1990 and conditions outlined below.</p>	
1.	<p>The development hereby permitted shall be retained in accordance with the Site Location Plan (1:2500) (Received by the Local Planning Authority 22/09/22), Proposed Floor Plan No. 001 Rev. A, Proposed Elevations No. 002 Rev. A (Received by the Local Planning Authority 28/03/23), Block Plan No. 100 Rev. B (Received by the Local Planning Authority 03/04/23).</p> <p>Reason: For the avoidance of doubt.</p>
2.	<p>There shall be no general exhibition or viewing of the animals.</p> <p>Reason: To protect nearby residents from excessive disturbance or operational nuisance in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Local Plan Part 2.</p>
3.	<p>The site shall not be floodlit or illuminated in any way.</p> <p>Reason: In the interests of visual amenity and to protect nearby residents from light pollution in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Local Plan Part 2.</p>
NOTES TO APPLICANT	
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<p>Please note this planning permission is granted in accordance with the new Unilateral Undertaking to be agreed by the applicant.</p>
3.	<p>Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.</p>
4.	<p>The applicant shall ensure any walkways, steps, barriers and platforms comply with the Workplace (Health, Safety and Welfare) Regulations 1992 and the relevant parts of the Building Regulations, where applicable. Any barriers, handrails etc. should</p>

	be of sufficient strength, height and infill to prevent falls of persons or items.
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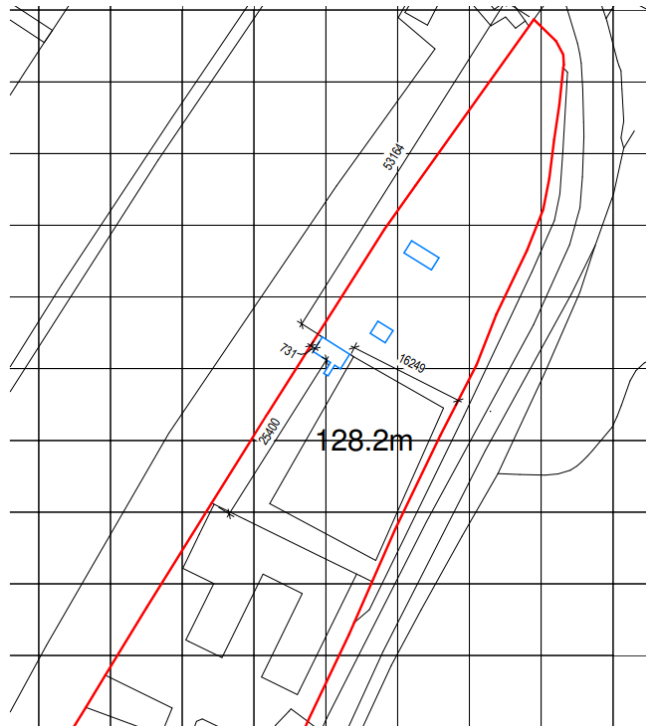
Site Location Plan



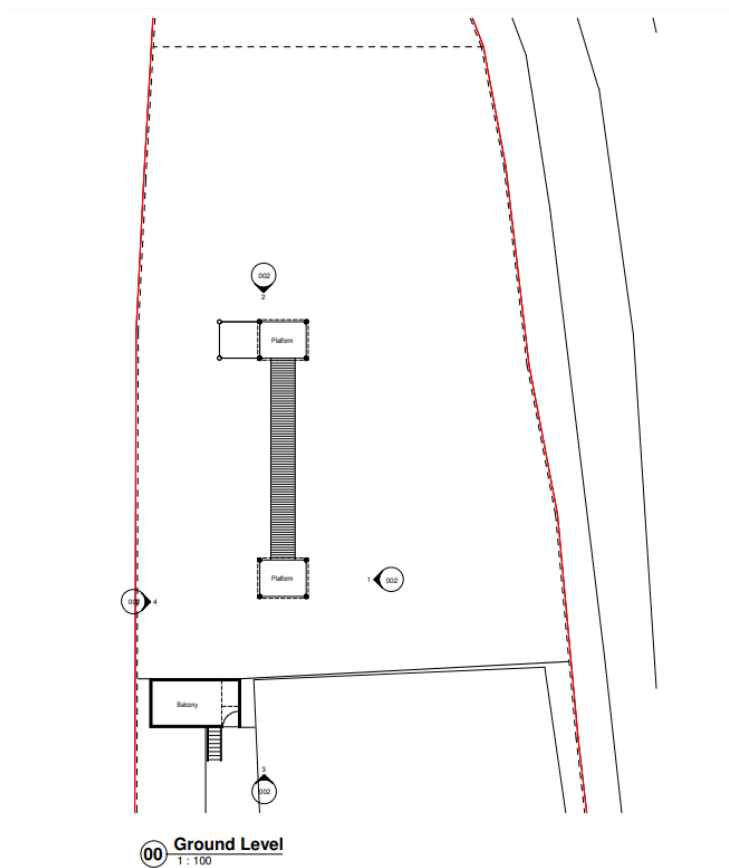
Legend

- Site Outline
- Byway open to all traffic
- Bridleway
- Footpath
- Conservation Area
- Green Belt

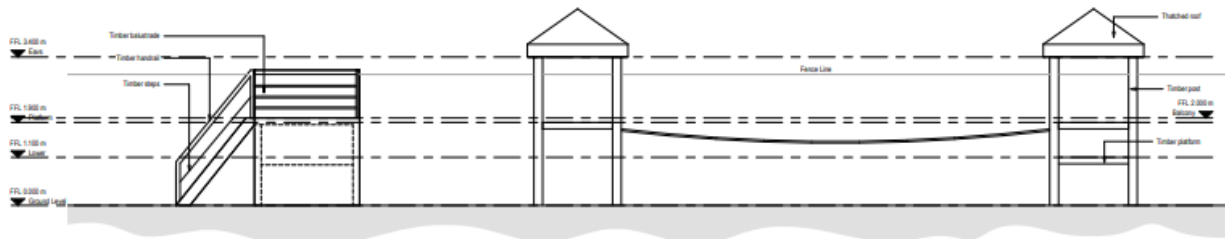
Proposed Block Plan



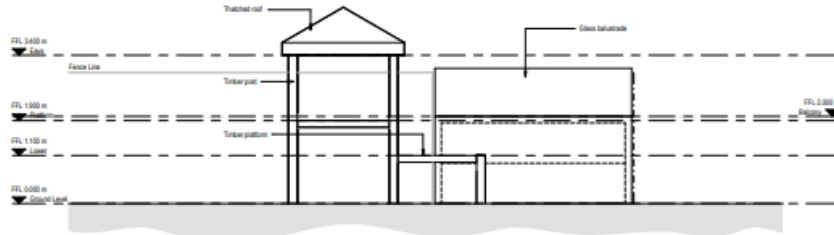
Proposed Floor Plan



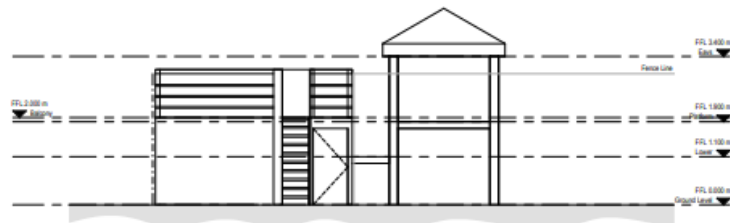
Proposed Elevations



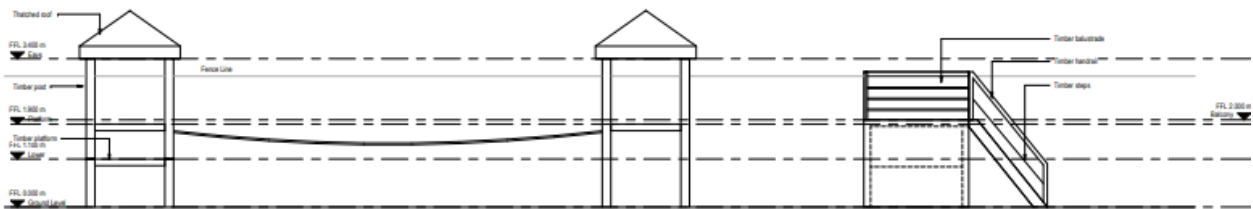
1 East Elevation
1 : 50



2 North Elevation
1 : 50



3 South Elevation
1 : 50



4 West Elevation
1 : 50

View from rear of balcony



View from balcony towards lion platforms



View of two platforms



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Report of the Chief Executive

APPLICATION NUMBER:	23/00078/FUL
LOCATION:	126 Central Avenue, Beeston
PROPOSAL:	Change of use from dwelling (Class C3) to HMO (Class C4)

The application is brought to the Committee at request of Councillor S J Carr.

1. Purpose of the Report

1.1 The application seeks planning permission to change the use of the property from a residential use (Class C3) to a house in multiple occupancy (C4). No extensions have been proposed with this application.

2. Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

3. Details of the Application

3.1 The application seeks full planning permission to change the use of the property from a residential use (Class C3) into a 4 bedroomed house in multiple occupancy (C4). No external alterations have been proposed.

3.2 The original plan submitted with the planning application proposed the provision of a four bedroomed house. The existing layout consists of three bedrooms, kitchen, living room, WC and a bathroom.

3.3 The main issues relate to whether the principle of the change of use from residential (Class C3) to a 4 bedroomed HMO (C4) is acceptable, whether there would be unacceptable impacts on neighbour amenity and whether the proposal would have an unacceptable impact on parking.

3.4 The benefits of the proposal are that it will contribute to the mix of housing in the area, and it would be in a sustainable location with good access to public transport reducing reliance on private vehicles. Furthermore, the change of use would not appear out of character with the surrounding area and would be in accordance with the policies contained within the development plan which is given significant weight.

3.5 Whilst no cycle storage has been proposed, the rear garden can be used for cycle storage and two vehicles can be accommodated to the front of the property. On balance, the scheme is acceptable and planning permission should be granted.

4. Financial Implications

4.1 The comments from the Head of Finance Services were as follows:
 There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers:

7.1 Nil.

APPENDIX

1. Details of the application

- 1.1 This application seeks full planning permission to change the use of the property from a residential use (Class C3) into a 4 bedroomed house in multiple occupancy (C4). No external alterations have been proposed.
- 1.2 The internal layout will consist of one large bedroom, kitchen/dining/sitting area and WC on the ground floor, and two large bedrooms, one small bedroom and bathroom on the first floor.
- 1.3 No extensions or external alterations are proposed.

2. Site and surroundings

- 2.1 The building is a two storey end of terrace dwelling with hipped roof located in a residential area. The property consists of red brick and the existing internal configuration consists of living room, kitchen and WC on the ground floor, with two large bedrooms, one small bedroom and bathroom on the first floor.
- 2.2 The application property is located within the area of Article 4 Direction that came into force on 26 March 2022 removing permitted development rights that allow a change of use from a dwellinghouse to a 'small HMO' for use by up to 6 individuals (Class C3 to Class C4).

3. Relevant Planning History

- 3.1 There is no relevant planning history for this site post 1974.

4. Relevant Policies and Guidance

- 4.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.
- 4.2 **Broxtowe Aligned Core Strategy 2014:**
The Council adopted the Core Strategy (CS) on 17 September 2014.
- Policy 8: Housing Size, Mix and Choice
 - Policy 10: Design and Enhancing Local Identity
- 4.3 **Part 2 Local Plan 2019:**
The Council adopted the Part 2 Local Plan on 16 October 2019.
- Policy 15: Housing Size, Mix and Choice
 - Policy 17: Place-making, Design and Amenity
- 4.4 **National Planning Policy Framework (NPPF) 2021**
- Section 2: Achieving Sustainable Development
 - Section 4: Decision-making
 - Section 12: Achieving Well-designed Places

- 4.5 **Supplementary Planning Document (SPD) Houses in Multiple Occupation**
The Council adopted the Houses of Multiple Occupation – Supplementary Planning Document (SPD) on 19th July 2022.

5. Consultations

5.1 **Private Sector Housing Officer**

This property will not require a mandatory HMO Licence. Amenity and sizes appear suitable for the number of occupants and meets HMO Property conditions. Kitchen facilities and communal space sizes appear suitable. Bedroom sizes are not labelled; bedrooms appear to meet the minimum 8m². Advised that the developer must ensure that FD30 fire doors, heat detectors/fire alarm and emergency lighting are in place.

5.2 **Environmental Services Officer**

Developer to purchase first provision of bins. Information about bins size for each house. Bins need to be presented at the edge of the highway for emptying.

- 5.3 Five neighbouring properties were consulted on the application and six objections were received which can be summarised as follows:

- Proposed use is not in keeping with the neighbourhood which is a quiet area for families and older residents
- Increase in noise and disturbance from potential occupiers
- Smell due to excessive rubbish
- The area will be turned into a student area
- Landlords economic benefits
- Loss/lack of family homes, not enough affordable houses to purchase or rent and this application will remove another family house from the market
- Impact on highway: lack of parking/ increase in traffic
- The area becoming a student area
- Impact on social cohesion
- The area is mainly a family area and more families should be encouraged into the area
- Potential anti-social behaviour
- Proposal unsuitable in terms of being able to create a healthy living environment: rooms sizes/usable space, layout, privacy for future occupants, lack of internal sound insulation, lack of communal space
- Compliance with local policies
- Inaccurate measurements: floor plan discrepancies
- Lack of site notice to inform local residents
- Validity of application: incorrect information, unknown applicant (re: HMO licence)
- Potential issues: increase in number of students in the area.

No new matters were raised as a result of re-consultation on amended plans.

6. Assessment

- 6.1 The main issues relate to whether the principle of the change of use from residential (Class C3) to a 4 bedroomed HMO (C4) is acceptable, whether there would be unacceptable impacts on neighbour amenity and whether the proposal would have an unacceptable impact on parking.

Principle

- 6.2 Policy 8 of the ACS paragraph 4 states that the appropriate mix of house size, tenure and density within housing development will be informed by: c) local demographic context and trends, d) local evidence of housing need and demand, f) area character, site specific issues and design considerations, and g) the existing or proposed accessibility of a location by walking, cycling and public transport. It is considered that the creation of a four-bedroom HMO would contribute to providing a mix of housing types, and is in a sustainable location.
- 6.3 Policy 15 of the P2LP states in Section 6 that developments should provide an appropriate mix of house size, type, tenure and density to ensure that the needs of the residents of all parts of the Borough.
- 6.4 The HMO SPD adopted by Broxtowe Borough Council states that the following principles will be applied in determining planning applications for HMOs:
- Preventing clustering: assessments should give consideration to the impact of: more than three known consecutive HMOs on the same street or adjoining street, more than 2 known consecutive HMOs positioned opposite to 2 or more known consecutive HMOs properties.
 - Radius approach: assessments should give consideration to the impact of the total number of known HMO properties exceeding 20% relative to the total number of properties within a radius of the application property.
 - Preventing 'sandwiching' assessments should give consideration to the impact of the following: a standard dwelling being positioned in-between two known houses in multiple occupancy either adjacently or to the front and rear.
- 6.5 According to the Beeston Article 4 HMOs Map there are a total of 92 dwellings within a radius of 100m of the application site with 4 known HMOs, it means that there is 4.3% of HMOs (with only 3 non-licenced HMOs on this stretch of Central Avenue). Therefore, it is considered that the proposed change of use from C3 to C4 would not result in clustering or sandwiching and would be below the number of HMO within a radius of 100m.
- 6.6 The property is located within a residential area with a mix of different housing tenures comprising flats, family homes, houses in multiple occupancy. The site is within an urban (within close distance of Beeston town centre), sustainable location with access to regular transport links.
- 6.7 To conclude, this development would add to the housing mix and it is considered that the character of the area would not be harmed given that the proposed change of use will not introduce any changes to the character of the dwellinghouse and would have no impact on the street scene. There is a large number of family homes still occupying the surrounding area. The site is in close proximity to Beeston Town centre with access to regular transport links which

reduces the reliance on private car ownership. The principle of development is considered to be acceptable.

Amenity

6.8 The properties that will be mostly affected by the change of use are 124 and 128 Central Avenue.

124 Central Avenue is the adjoining two storey dwelling located to the south east of the application site. External access to the rear of 124 Central Avenue is through a driveway located to the side of the application site. Along the boundary of the application site and this neighbouring property there are a 1.8m high fence followed by a 2.2-2.6m high hedge.

128 Central Avenue is a semi-detached bungalow located to the north of the application site. Along the boundary of the application site and this neighbouring property there is a 2.3m high hedge.

As no extension has been proposed, it is considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring properties numbers 124 and 128 Central Avenue in terms of loss of light, outlook or privacy.

Design

6.9 No external changes are proposed to the property.

Parking

6.10 There are two off street parking spaces to the front of the dwelling. The site is in close proximity to Beeston Town Centre with regular bus services along Dennis Avenue and Woodside Road, and car ownership associated with this property is likely to be low. As such, it is considered that there would be no significant impact on highway safety.

Other Matters

6.11 Generally student areas can be associated with noisy activities. Within the representation which has been received, concerns have been raised with regard to noise and antisocial behaviour. It is considered that concerns regarding fear of crime and anti-social behaviour relates to assumptions about the behaviours of people which ultimately planning would be unable to control. It is considered that there are insufficient grounds to suggest that the proposed used will result in a significant adverse impact upon neighbouring properties.

6.12 All adjacent properties were notified about this application, therefore it was considered that a site notice was not necessary.

6.13 Regarding the comment about inaccurate information (plans), the Council have worked with the applicant to make changes to the plans to ensure they are accurate and to provide a clear and concise description of the proposed development. Revised plans have been submitted and a re-consultation has taken place of adjoining neighbours.

6.14 Regarding the comment about the application been submitted by an agent on behalf of an unknown applicant and the appropriate checks to grant a HMO licence, this is a common procedure and as this property is proposed to be occupied by 4 persons, does not need a HMO licence. Should a licence be needed, Environmental Health Department will assess whether or not a person is fit and proper to hold the licence.

7. Planning Balance

7.1 The benefits of the proposal that it will contribute to the mix of housing in the area. Although there will be some impact on neighbour amenity, it is considered this will not be detrimental. The change of use would not appear out of character with the surrounding area and would be in accordance with the policies contained within the development plan and the HMO SPD, which are given significant weight. On balance, the scheme is acceptable and should be approved.

8. Conclusion

8.1 To conclude, it is considered the change of use is acceptable and there would not be a significant impact on the amenity of surrounding neighbours, or parking in the area and therefore the application should be approved.

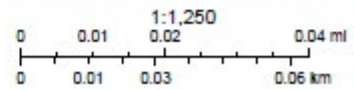
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with the Site Location plan received by the Local Planning Authority on 30 January 2023 and Proposed Layout received by the Local Planning Authority on 19 April 2023. <i>Reason: For the avoidance of doubt.</i>
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

23/00078/FUL - 126 Central Avenue, Beeston NG9 2QT



4/12/2023, 3:25:23 PM

-  Article 4 Direction
-  Site



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Beeston Article 4 HMOs

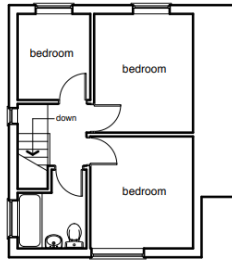


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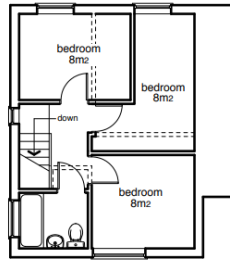


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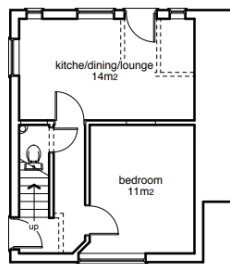
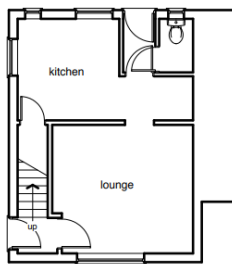
Plans (not to scale)



EXISTING FIRST FLOOR PLAN 1:100 @ A3



PROPOSED FIRST FLOOR PLAN 1:100 @ A3



126 CENTRAL AVENUE
BEESTON
NG9 2QT

Photographs



Front and side elevations

Rear elevation



Relationship with no.124 Central Avenue



Rear garden
Relationship with no.128 Central Avenue.

Report of the Chief Executive

APPLICATION NUMBER:	22/00799/FUL
LOCATION:	Southfields Farm, Common Lane, Bramcote, Nottinghamshire, NG9 3DT
PROPOSAL:	Construction and operation of two adjacent Battery Energy Storage Systems (BESS) facilities operating at different voltages (132kV and 33kV) in order to fully support the local electricity network. Both facilities are adjacent to each other within a single new overall site compound comprising: the erection of battery containers, switchgear containers, inverters, control building, and new substations; installation of new underground cable circuits to connect the new BESS substations; improvements to access from Common Lane; establishing new internal access roads, resurfaced compound, and turning area; installation of perimeter fencing and access gate; associated ground works; and landscaping.

The application is brought to the Committee at request of Councillor D K Watts. The proposal is also a departure from the Broxtowe Part 2 Local Plan 2019.

1. Purpose of the Report

1.1 The application seeks full planning permission for the construction and operation of two adjacent Battery Energy Storage Systems (BESS) facilities operating at different voltages (132kV and 33kV) in order to fully support the local electricity network. Both facilities are adjacent to each other within a single new overall site compound comprising: the erection of battery containers, switchgear containers, inverters, control building, and new substations; installation of new underground cable circuits to connect the new BESS substations; improvements to access from Common Lane; establishing new internal access roads, resurfaced compound, and turning area; installation of perimeter fencing and access gate; associated ground works; and landscaping.

2. Recommendation

2.1 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

3. Detail

3.1 The application seeks full planning permission for the development as outlined in paragraph 1.1 above.

- 3.2 The application site approximately 4.38 hectares (ha), with approximately 2 hectares (ha) of this being dedicated to the BESS facility, 1.7ha for landscaping and tree planting, and the remainder for the subterranean cable routing. The site currently forms agricultural land within the Green Belt.
- 3.3 The main issues relate to whether the principle of the development in the Green Belt is acceptable; the impact on the openness of the Green Belt; the impact on the visual amenity and Prominent Area of Special Protection; the impact on heritage assets and archaeology; the impact on the living conditions of neighbouring properties; the impact on highway safety; the impact on ecology; and the impact on drainage.
- 3.4 What is proposed is considered to be inappropriate development in the Green Belt. The main issue to assess is whether any of the matters within the report contained within Appendix 1 taken individually or collectively, amount to the Very Special Circumstances (VSC) necessary to outweigh the harm to the Green Belt through inappropriateness. What constitutes VSC will depend on the weight of each of the factors put forward and the degree of weight to be accorded to each is a matter for the decision taker. Firstly, it is to determine whether any individual factor taken by itself outweighs the harm. Secondly, to consider whether a number of factors combine to create VSC.
- 3.5 Substantial weight is afforded to the proposal which contributes to meeting these wider environmental main objectives of energy management, resource conservation, climate protection and cost savings. The benefits of the scheme are that the proposal would support and supplement renewable energy through the storage of energy produced. National government policy is to significantly increase the delivery of all forms of renewable and low carbon energy, and this cannot be achieved without battery storage to support the network at all levels. Battery storage is the critical enabling and supporting technology for renewable energy. The development would be in accordance with the policies contained within the development plan. This is given significant weight.
- 3.6 It is considered that, the above factors taken collectively do amount to the VSC and are sufficient to clearly outweigh the harm by reason of inappropriateness, the harm to the openness of the Green Belt and the harm to the character and appearance of the area.
4. Financial Implications
- 4.1 The comments from the Head of Finance Services were as follows:
There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers:

- Planning, Design and Access Statement (PDAS);
- Planning drawings (as listed at Appendix 1 of the PDAS);
- Alternative Site Assessment;
- Noise & Vibration Assessment;
- Agricultural Land Classification (ALC) Report;
- Flood Risk Assessment (including sustainable drainage strategy);
- Heritage Assessment;
- Landscape and Visual Assessment;
- Pre-Development Arboricultural Impact Assessment (AIA);
- Transport Assessment and Access Strategy; and
- Ecological Impact Assessment.

APPENDIX

1. Details of the application

- 1.1 The application seeks full planning consent for the construction and operation of two adjacent Battery Energy Storage Systems (BESS) facilities operating at different voltages (132kV and 33kV) for the storage of electricity to support the National Grid in balancing electricity supply and demand. This would be a battery storage facility, which would hold electricity already generated.
- 1.2 There is a very clear and urgent national and local requirement for battery storage to be provided at key substations throughout the 400/275kV transmission and 132/33kV distribution network to ensure that we have an efficient, resilient, secure and reliable electricity generation system which meets increasing electricity demands and the requirement to decarbonise the electricity system by 2035.
- 1.3 Battery storage needs to be provided to support both the strategic transmission and local distribution network. In order to achieve this, it needs to be provided at both transmission substations and 132/33kV distribution substations like Toton, with the ability to both import and export power, into the wider network. This is to ensure that the capability exists at all levels to manage, balance and optimise the whole country for cost and security in the new distributed electricity system.
- 1.4 Government policy is to significantly increase the delivery of all forms of renewable and low carbon energy, and this cannot be achieved without battery storage to support the network at all levels. Battery storage is the critical enabling and supporting technology for renewable energy.
- 1.5 The development would comprise of:
 - 104 x battery containers, in 26 blocks – 12.2m x 3.5m x 2.4m (each group of batteries includes 1 transformer and 2 invertors)
 - 26 x transformers - 2.6m x 2.7m x 2.3m
 - 52 x inverters – 2.8m x 2.9m x 1.6m
 - 2 x switch rooms (one for each BESS) – 20m x 4.1m x 3.5m
 - 1 x substation (includes 1 x transformer) – 17.5m x 6.4m x 23.5m
 - 1 x DNO control room (with 2 x attached switch rooms) – 20.3m x 6.7m x 4.5m
 - 4m acoustic fencing
 - 2.4m perimeter fencing
 - 3 x access gates (1 x 4.4m in height / 2 x 2.4m in height)
 - Access tracks, turning circle and parking spaces
 - CCTV camera / security lighting
 - 2km of underground cabling connecting Toton substation to the battery site substation.

- 1.6 Most components of the proposed development would be housed in steel container-style units and any associated infrastructure can be finished in green colour. The majority of the northern part of the site comprises of the battery compound. The substation, DNO control room and switch rooms are to be sited in the south-west part of the site.
 - 1.7 The underground cabling required to connect the BESS with Toton substation will need to measure up to 2,000m. The indicative routing for this cabling is provided on the Indicative Cable Route drawing (drawing ref: AUG- TOTON GRID-114), submitted in support of this application.
 - 1.8 The site would incorporate tree planting buffer zones along the north-west and north-east boundaries including new woodland areas in the south-west and south-east corners of the battery compound.
 - 1.9 The development would have an operational life of 30 years. There would be an 18-month construction period. The development once operational, would be followed by a 3-6-month decommissioning period and the site restored and returned to its agricultural use.
2. Site and surroundings
- 2.1 The site comprises approximately 4.38 hectares of agricultural land located within the Green Belt. The main area of the site is located immediately to the east of the dual carriageway A52 (Brian Clough Way) and approximately 230m north of Common Lane, Bramcote. Immediately to the east of the site includes well-established woodland and extensive agricultural fields to the north and south of the main part of the site. In the wider context, the site is situated between the western outer suburbs of Nottingham. Residential development is located on the other side of the A52.
 - 2.2 The main area of the site lies level along the north-western and north-eastern boundaries, rising gradually to the south and east, then more significantly to the south and south east.
 - 2.3 The site lies partly within the Burnt Hill Bramcote Prominent Area for Special Protection under Policy 28 – Green Infrastructure Assets of the Part 2 Local Plan 2019. The Bramcote Conservation Area also lies to its immediate east as well as Blue Bell Wood Local Wildlife Site to the east.
- 3 Relevant Planning History
- 3.1 None.
- 4 Relevant Policies and Guidance
- 4.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

4.2 **Broxtowe Aligned Core Strategy Part 1 Local Plan 2014:**

4.3 The Council adopted the Core Strategy (CS) on 17 September 2014:

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment
- Policy 16: Green Infrastructure, Parks and Open Space
- Policy 17: Biodiversity

4.4 **Part 2 Local Plan 2019:**

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 23: Proposals Affecting Designated and Non-Designated Heritage Assets
- Policy 28: Green Infrastructure Assets
- Policy 30: Landscape
- Policy 31: Biodiversity
- Policy 32: Developer Contributions

4.5 **National Planning Policy Framework 2021:**

- Part 2: Achieving Sustainable Development
- Part 6: Building a Strong, Competitive Economy
- Part 11: Making Effective Use of Land
- Part 12: Achieving Well-designed Places
- Part 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Part 15: Conserving and Enhancing the Natural Environment
- Part 16: Conserving and Enhancing the Historic Environment

5 Consultations

5.1 **County Highways** – Response to first consultation; Highways required confirmation of the maximum number of vehicles likely to be travelling to site per day and its duration in a busy period. In addition to this, further HGV tracking was requested showing the full journey for construction vehicles through the Common Lane/Chilwell Lane junction and the full length of Common Lane to establish whether the existing highway extents are sufficient to facilitate access by this type of vehicle.

Response to second consultation; Highways have reviewed additional HGV tracking details and have provided no objections subject to conditioning details of a construction traffic management plan and a dilapidation survey along

Common Lane has been provided detailing condition of Common Lane both before and after construction works take place. Necessary repair works will also be included as part of this condition to ensure the condition of Common Lane is restored to its original form should any damages occur.

- 5.2 **County Rights of Way** – No objections. Beeston Footpaths 22 and 25, Stapleford Bridleway 21 and Beeston Bridleway 26 all run in the vicinity of the application. None of the rights of way will be affected by the proposal.
- 5.3 **National Highways** – No objections. Part of the cable route is 5.5m set back from the A52 (National Highways land). It is recommended that a condition is included requiring a detailed cabling plan to be submitted and agreed in writing by the Local Planning Authority in consultation with National Highways and the County Council Highway Authority. The cabling plan shall include the exact layout including cross sections of the proposed cabling.
- 5.4 **County Archaeology** – No objections (no programme for mitigation is required). Trial trenching was completed 13th – 17th March 2023. The scope of the archaeological evaluation was agreed in the form of the Written Scheme of Investigation. The location of the evaluation trenching was based on the results from the Geophysical Survey. The geophysical anomalies do not appear to match up to anything in the trenches and most of the trenches were devoid of archaeological features. The trench over the circular anomaly was not undertaken as this area is outside of the red line boundary for development.

The following pre-determination assessment has been undertaken:

- Archaeological Desk Based Assessment Desk (January 2023)
 - Geophysical Survey Report (January 2023)
 - Written Scheme of Investigation for Archaeological Trial Trenching (March 2023)
 - Report on an Archaeological Trial Trench Evaluation (March 2023)
- 5.5 **County Lead Local Flood Authority** – No objections. Porous paving within site compound and infiltration area in north corner of the site to be implemented to mitigate surface water flooding.
- 5.6 **Broxtowe Environmental Health** – No objections. Noise report and proposed 4m high acoustic fencing along western boundary considered acceptable.
- 5.7 **Broxtowe Tree Officer** - No objections. There will be an amount of tree loss however nothing of any special significance. The supplied tree survey and arboricultural impact assessment detail the trees to be removed, required pruning works to gain clearance, there is going to replanting of trees in the location which will mitigate for any tree loss from the site of the proposal.
- 5.8 **Broxtowe Conservation Officer** – No objections. Heritage report reviewed, 3 key heritage assets assessed: Bramcote Conservation Area; the Grade II listed Church of St Michael and All Angels; and Non-designated asset: The grounds

of Bramcote Hall. With due regard to the siting of the proposal and proposed tree planning to offer screening as mitigation, it is considered that the proposal would cause limited harm to the heritage assets.

- 5.9 **Nottinghamshire Wildlife Trust** – no objections subject to conditioning: Landscape Ecological Management Plan (grassland enhancement and tree planting), Construction Environmental Management Plan (including construction mitigation measures) and restricting any cabling works are timed to be carried out over the winter months to avoid the main breeding bird season.
- 5.10 **Cadent** - No objection, informative note required.
- 5.11 **Bramcote Neighbourhood Forum** – following concerns raised:
- Inappropriate development in the Green belt.
 - Alternative site assessment unacceptable – HS2 land should be considered.
 - Noise mitigation has not been fully addressed.
 - Visual – use of green materials to assist integrating / screening the proposal.
 - Should permission be granted, a condition should require the land to be restored to its original condition.
- 5.12 **Resident comments:** 127 comments received comprising of 124 objections and 3 letters of support.

Principle of Development

- No very special circumstances have been provided.
- Alternative site assessment is not adequate.
- The proposed battery storage facility should be located on brownfield/industrial sites within urban areas of the Borough.
- The current use of the site for walking/leisure would be lost affecting mental and physical health.
- The application does not demonstrate how the proposal will safeguard electricity for Bramcote or provide any local benefits in terms of electricity supply for the Borough.
- Concerns regarding the duration of consent and how this would be controlled.
- Battery storage is not environmentally friendly and is high carbon in manufacture. Battery storage is inefficient.

Visual Impact

- The proposal would be detrimental to the character and appearance of the area.
- The proposal would be detrimental to the adjacent Bramcote Conservation Area.
- The proposal would result in the loss and harm to Burnt Hill Prominent Areas for Special Protection and the wider agricultural landscape. The

proposal would be contrary to Policy 28: Green Infrastructure Assets of the Part 2 Local Plan 2019.

- Concerns raised in relation to the adequacy of proposed screening.
- Concerns regarding the urbanising impact of the proposed access track on the agricultural character in this location.

Residential Amenity

- Concerns relating to the proximity of the proposal in relation to neighbouring properties.
- Concerns relating to noise from increased use of Common Lane.
- Concerns in relation to the adequacy of the noise assessment and noise mitigation submitted.
- Concerns relating to the disruption and noise resulting from the construction period.

Highway Safety

- Safety concerns relating to traffic increased on Common Lane affecting pedestrians using nearby public rights of way.
- Wider road infrastructure is not suitable for HGVs (Town Street / Chilwell Lane).

Ecology

- Concerns relating to the loss and harm to existing habitats and ecology on and surrounding the site.

Drainage

- Concerns relating to the impact of the proposed development on surrounding areas in terms of surface water flooding.
- Concerns relating to contamination of agricultural land.

Other Matters

- Concerns relating to lighting and whether there will be light pollution at night.
- Concerns relating to public safety in relation to electromagnetic emission from the batteries and potential battery fires.
- Concerns in relation to the security of the site to deter anyone from the public entering the site.
- Concerns relating to the adequacy of the consultation process.
- Concerns relating to the design of the proposed footpaths within the site.
- Concerns as to whether the proposal would affect the frequency of broadband and mobile phone signal.
- The proposed development would set a precedent for further development in the Green Belt and loss of countryside.

6 Assessment

6.1 The main issues to be taken into account when assessing this application are:

- The Principle of the Development in the Green Belt
- The Impact on the Openness of the Green Belt
- The Impact on the Visual Amenity and Prominent Area of Special Protection
- Heritage Assets and Archaeology
- Residential Amenity
- Highway Safety
- Ecology
- Drainage

Principle of the development in the Green Belt

6.2 Policy 8 – Development in Green Belt of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the NPPF, as supplemented by the following Broxtowe-specific points 1-4.

6.3 Paragraph 137 of the NPPF explains that the government attach great importance to Green Belts. The fundamental aim is to prevent urban sprawl by keeping land permanently open. Their essential characteristics are their openness and their permanence. One of their five main purposes is to assist in safeguarding the countryside from encroachment.

6.4 Paragraph 147 of the NPPF advises that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 states that substantial weight should be given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations.

6.5 Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt and sets out a number of limited exceptions which can be regarded as appropriate development. Paragraph 150 lists further exceptions subject to them preserving the openness.

6.6 Paragraph 151 of the NPPF states that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

6.7 This proposal does not fall within any of the exceptions referred to in paragraphs 149 and 150 of the NPPF. The development would therefore be

inappropriate development and is therefore harmful, by definition, to the Green Belt.

- 6.8 The National Planning Policy Framework is supportive of low carbon and renewable energy proposals in principle as is the Planning Practice Guidance which states “Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable”.
- 6.9 While national and local policies are broadly supportive of low carbon and renewable energy proposals in principle, the impacts of the proposals need to be given full and careful consideration which are discussed in more detail in further sections below.
- 6.10 Notwithstanding the positive approach in the NPPF to renewable energy projects, this does not outweigh the approach to inappropriate development within the Green Belt. This proposal is unacceptable in principle in the Green Belt since it does not meet any of the exceptions of appropriate development set out in the NPPF. The proposal should therefore be refused unless the harm by definition and any other harm arising from the impacts of the development are clearly outweighed by other considerations. These must, either collectively or individually, amount to the VSC necessary to outweigh the harm and justify the development. The final section of this report makes this assessment.

Openness of the Green belt

- 6.11 The essential character of the Green Belt is its openness (lack of development) and permanence (enduring in the long). Paragraph 137 of the NPPF advises that openness is an essential characteristic of the Green Belt and is generally defined as the absence of built form.
- 6.12 The National Planning Practice Guidance (PPG), advises that assessments on the openness of Green Belts requires consideration of matters such as, but not limited to:
- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
 - the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
 - the degree of activity likely to be generated, such as traffic generation.
- 6.13 The Applicants supporting Planning, Design and Access Statement suggests the proposed development has very limited inter-visibility within the surrounding area due to the visual screening provided by the topography and vegetation adjacent to the site, which serves to reduce any perception of built form from

- within the site. Further to this, the effects on openness are not purely created by built form.
- 6.14 Another consideration is ‘the degree of activity likely to be generated, such as traffic generation’. The Applicants statement suggests that such urban activity includes noise and lighting. The site is adjacent to the busy A52 and the noise is present across the site as is the influence of lighting. Whilst the absence of built form, and the influence of built form, creates a sense of openness within the site, the presence of noise and lighting adjacent to the site boundary associated with the A52 reduces the perception of openness.
- 6.15 The Applicants statement suggests ‘openness’ is not simply a matter of the absence of buildings from an area – it is also results from the degree of visibility of both built form - and urban activity - within an area. The proposed development would introduce a BESS facility and all its associated structures to the site. However, the Applicants statement suggests that there would be very limited visual effects seen within the Green Belt resulting from the development, due to the site directly adjoining the A52 road to the west, when taken with substantial planting proposed along the north eastern and western boundaries and in a large area to the south. This is further lessened by the rolling landform and low-level nature of the proposed infrastructure within the majority of the development site.
- 6.16 There are concerns regarding the spatial impact on the openness in this area of the Green Belt. The site would change from open undeveloped agricultural land to an expansive area of (majority) hard surfacing with 104 battery containers (3.5m high) positioned closely together in 26 groups. Each group of battery containers would include 1 transformer and 2 invertors (2.7m and 2.9m high). Closest to the site entrance, at the south-west corner of the BESS the tallest structures would be positioned. These include the substation plant projecting 6.9m high and the DNO control room 4.5m high.
- 6.17 Cumulatively these would significantly reduce the openness of this part of the Green Belt. The main part of the site is approximately 2 hectares which would be filled with the batteries, infrastructure, equipment and buildings. Spatially there would be significant loss of openness due to the presence of batteries, buildings, roads, fencing enclosures and associated infrastructure.
- 6.18 In terms of the visual aspect (the visual element of the Green Belt is not an assessment of visual quality) the site is open agricultural land with hedgerow and trees to some boundaries. The development would impair the visual aspect of the Green Belt through the change in character and the solid industrialisation of the site. Structures and equipment would be introduced across a significant site area where none exist at present. Notwithstanding this, it is noted that land levels significantly drop along the north-west boundary of the site where the proposed battery containers are to be sited. Due to the change in land levels in this location, public views of the proposed development from nearby public footpaths would be limited. As a result, the drop in topography helps to lessen the prominence of the battery container compound.

- 6.19 In terms of the duration of the development, although the proposal is not permanent and includes the decommissioning of the site and restoration to its former agricultural use, the development is intended to endure for 30 years. It is considered that this is not a short-term temporary period and during this long period of time will impact harmfully on the Green Belt's openness both spatially and visually. In terms of remediation, the batteries would sit on the aggregate and would not have deep foundations. Much of the infrastructure could be removed and the land returned to its former state. Decommissioning could take place over a short period of approximately 3-6 months.
- 6.20 There will be a great deal of activity during the construction period with, at peak, approximately 2-4 HGV movements per day. This would be during the busiest period of construction when the batteries, equipment and containers will be delivered to and installed at the Site (approximately 10-11 months). However, during the operation period the site will be remotely operated with occasional visits for inspection and maintenance. Therefore, the impact on the Green Belt in terms of activity generated will be minimal once the site is operational.
- 6.21 The fundamental aim of Green Belts is to prevent urban sprawl and keep land permanently open; the essential characteristics of the Green Belts are their openness and permanence. It is concluded that in addition to the harm by reason of inappropriateness, the proposed development would lead to a significant reduction in the openness. Though in part whilst mitigated by site location and levels, due to the scale and extent of the proposal and the solid filling of the site with batteries, buildings and equipment, the development would severely impair the openness of the Green Belt both spatially and visually.
- 6.22 The development would therefore fail to preserve the openness of the Green Belt both spatially and visually and would be contrary to Policy 8 of the Part 2 Local Plan and the NPPF. The degree of harm will be discussed in more detail in the final section of this appraisal.

Visual Amenity and Prominent Area of Special Protection

- 6.23 The site comprises of agricultural land part of the wider countryside. The site also lies partly within the Burnt Hill Bramcote Prominent Area for Special Protection under Policy 28 – Green Infrastructure Assets of the Part 2 Local Plan. Further to this, the site is within local character area Bramcote Wooded Hills part of the Greater Nottingham Landscape Character Assessment under Policy 30 – Landscape of the Part 2 Local Plan. The site also lies adjacent to the Bramcote Conservation Area to the east.
- 6.24 Relevant policies in respect of the design and impacts on the character of the area include Policy 17 – Place-making, Design and Amenity of the Part 2 Local Plan. Policy 30 – Landscape of the Part 2 Local Plan states all developments within, or affecting the setting of, local landscape character areas should make a positive contribution to the quality and local distinctiveness of the landscape. Policy 28 - Green Infrastructure Assets of the Part 2 Local Plan states permission will not be granted for development that results in any harm or loss to the Green Infrastructure Asset, unless the benefits of development are

clearly shown to outweigh the harm. Prominent Areas for Special Protection are hills and ridges comprising prominent areas of attractive landscape which provide distinct and permanent landmarks near the edge of the Greater Nottingham conurbation.

- 6.25 Paragraph 174 of the NPPF advises that planning policies and decisions should contribute to and enhance the natural and local environment by a) protecting and enhancing valued landscapes; and b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- 6.26 The land within the application site is classified as being a mix of Grade 3a (good to moderate quality), 3b (moderate quality) and 4 (poor quality) in accordance with the Natural England Agricultural Land Classification. The site comprises predominantly permanent pasture along with a small area of non-agricultural land located in the southwest corner. An agricultural land classification report has been submitted by the Applicant. The report involves a desk top survey, a field survey and laboratory analysis. The proposals would require the development of 1.15ha of Grade 3a agricultural land, the lowest classification of Best and Most Versatile (BMV) agricultural land. Importantly, these impacts are temporary as the land will be restored to agricultural use following the operational phase of the development. As such, it is accepted that the loss of the agricultural land is not so significant.
- 6.27 In terms of the impact on the character of the area, the application has been supported by a Landscape and Visual Appraisal (LVA). The LVA comprises a description of existing baseline conditions, an assessment of potential landscape and visual effects and recommendations for mitigation measures. The proposed development would require the removal of approximately 0.72 hectares of modified grassland (main battery storage site) and a small area of juvenile tree planting where the substation is to be located. No hedgerows are required to be removed.
- 6.28 Characteristic features of the site and wider area include a strongly undulating landform which is steep in places, an urban fringe character due to the enclosure by modern built development, and ridges containing woodland. The LVA indicates that the sensitivity of the site which includes landscape designations Burnt Hill Bramcote Prominent Area for Special Protection, the Bramcote Wooded Hills (GNLCA) and Bramcote Conservation Area to have a medium landscape sensitivity. This is determined by the varying topography in this location.
- 6.29 To the north, east, south and west of the site include public footpaths which have been used as representative viewpoints to assist the LVA. The potential visual impacts of the different elements of the proposed development relate to their inter-visibility with the receptors as new landscape features including how this affects their perceptual qualities. This would include the presence and activity of a temporary construction plant during the construction period and vehicle movements during operation.

- 6.30 The visibility is greatest to the south along footpath PRow FP22. Visibility of the site is constrained by the varying topography and mature vegetation and woodland along the site boundaries. To the north of the site, views from footpath PRow FP23 are limited due to a ridgeline formed north-east of the site boundary. Views of the site from further to the west along PRow Stapleford FP12 and PRow Stapleford BW21 are limited due to the drop in land levels within the site and mature screening along the north-west boundary of the site. Views of the site from the east along footpath PRow FP22 are constrained due to the Burnt Hill woodland which screens views of the site from the east. The closest properties to the proposed development are located to the west of the A52 and within approximately 80m of the site, along Russley Road and Valmont Road. They are, however, visually separated from the site by the elevated A52 and substantial mature linear tree belts along its edges. Further to this, views of the development would be limited from the A52 due to the lower land levels and mature vegetation along the A52 boundary.
- 6.31 The report concludes that the main landscape effects on the surrounding landscape and visual receptors would be contained within the 2 km study area, with variable levels of inter-visibility determined by the nature of the surrounding topography, and intervening vegetation or built form. In terms of effects on landscape designations, the proposed development would introduce some new elements into the local landscape. Effects would range from negligible to moderate during the operation reducing over time as existing and mitigation planting matures to provide screening. Localised effects on landscape elements specific to the site would vary during construction and operation with key effects related to a change in land use, resulting in the rural character generating some major adverse effects during the operation. In terms of effects on visual receptors (footpaths in the vicinity of the site), there would be at a worst temporary adverse effects, with higher adverse effects experienced by more immediate receptors. This includes receptors using the footpath PRow FP22 close to the edge of the site in the south. The nature of such effects would reduce as mitigation and existing planting matures. Equally there would be at worst adverse effects where receptors appreciate a view of the proposed development at a higher elevation in the distance; its extent and mass partially discernible. Over time such effects would reduce as mitigation and existing planting matures, with long term effects lessening.
- 6.32 Notwithstanding the conclusion of the applicants LVA, there are concerns regarding the adverse landscape and visual effects in the first 5-10 years until screen planting is established. Whilst inter-visibility is variable due to the undulating landform in this location, the construction period would amount to significant harm to the landscape and until the planting is established there would be harm to the immediate receptors. It is noted that the site layout includes tree planting along the north-west, north-east and southern boundaries of the site to screen and integrate the development site with the adjacent Burnt Hill woodland. Further to this, the proposed 4m high acoustic fencing along the north-west boundary of the site will assist in lessening the prominence of the development. The harm of the development would be reduced with adequate landscaping established.

- 6.33 Even with adequate screening, the development will be visible for a considerable time from the south. When established there will still be some impact and change to the character and appearance of the area. As such, it is recommended that the colour of the perimeter fencing, the battery casing and materials for the buildings should all be finished in green and this will be secured by planning condition if permission is granted. It is considered that lighting on all the time would make the development far more visually intrusive in this rural location. Moreover, it could have a harmful impact on ecological interests and negate the benefits proposed by the mitigation landscape scheme. The applicant has confirmed that the lighting would be off at all times and would use an automatic lighting system required only for checks and maintenance. A condition can be imposed to secure this and the details of the lighting. In terms of the proposed cabling, cross sections have been provided demonstrating the cabling would be approximately 1m below ground level and therefore would be limited in any impact on the character and appearance of the cabling route. The cabling route leads from the BESS southwards, set back from the A52 behind existing hedgerow and alongside the B6003.
- 6.34 Subject to appropriate conditions to secure the successful establishment of the screen landscaping, it is considered the harm would be reduced. Furthermore, as a result of the natural drop in land levels in this location this would reduce the visibility of the battery compound from nearby footpaths. Given the time period planting would take to establish, it is considered that the scheme will have a materially adverse impact on the character and appearance of the area due to the significant scale of the proposal and the change in character of the rural landscape. The degree of harm will be weighed up within the planning balance in more detail in the final section of this appraisal in regard to any benefits that may outweigh any harm with regards to Policy 28 - Green Infrastructure Assets of the Part 2 Local Plan.

Residential Amenity

- 6.35 Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy requires that development is assessed in terms of its treatment of the impact on the amenity of nearby residents or occupiers. Policy 17 - Place-making, Design and Amenity of the Part 2 Local Plan states that permission will be granted to new development which ensures a satisfactory level of amenity for neighbouring properties. Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Part 2 Local Plan states that permission will not be granted for development that would result in an unacceptable level of pollution, contamination to groundwater resources. It also seeks to ensure that contaminated land is investigated and handled appropriately.
- 6.36 The nature of the proposed development is such that it is not likely to cause any form of pollution while it is operational. This is because there are no significant noise sources, traffic would be very low and the site would not be lit at night. In terms of residential amenity, there are no existing dwellings in the immediate vicinity of the application site and the nearest residential properties lie approximately 80m to the north-west off Valmont Road. Therefore, no adverse impacts would arise in terms of outlook, light or loss of privacy.

- 6.37 There would be some temporary noise during the construction phase. This would include the following activities: vehicle movements along access tracks and haulage routes associated with the delivery and removal of construction materials; equipment delivery; site and ground preparation activities; erection of pre-fabricated buildings and infrastructure using construction machinery; and material hauling. The construction activities may increase noise levels within the vicinity of the site however any related noise during construction would be intermittent, localised and temporary in nature.
- 6.38 A Noise Impact Assessment has been undertaken to determine the existing acoustic climate, predict the sound levels as a result of the development and assess the potential impact on nearby receptors. The development has been designed to minimise noise emissions, with the batteries enclosed in containers, as well as 4m high acoustic barriers along the north-west boundary of the site and around the substation to mitigate any noise emissions.
- 6.39 Environmental Health have reviewed the Noise Impact Assessment and have provided no objections to the development. In the interest of protecting the amenity of any residential properties in the wider area, the applicant has recommended conditioning that the rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels at the nearest sound sensitive property during the day and at night.
- 6.40 Given the size, siting and design of the proposed development and its relationship to neighbouring residential properties (including separation distances and screening) it is considered that the proposed development would not have any adverse effects on residential amenity.
- 6.41 Having regard to the above and subject to the aforementioned condition, it is considered that the impact on residential amenity would be acceptable in accordance with Policies 10 of the Aligned Core Strategy and Policies 17 and 19 of the Part 2 Local Plan.

Ecology

- 6.42 The application has been supported by an Ecological Impact Assessment and has been reviewed by Nottinghamshire Wildlife Trust. There are no statutory ecological sites on site. Bluebell Wood is located directly adjacent to the eastern boundary of the site. Policy 31 – Biodiversity of the Part 2 Local Plan states that permission will not be granted for development which would cause significant harm to sites and habitats of nature conservation or geological value, together with species that are protected or under threat. Support will be given to the enhancement and increase in the number of sites and habitats of nature conservation value. Along the north-west site boundary includes secondary green corridor - A52 Corridor South East of Stapleford under Policy 28 – Green Infrastructure of the Part 2 Local Plan.
- 6.43 The Councils tree officer has reviewed the submitted Arboricultural Impact Assessment and has provided no objections There will be an amount of tree

loss however nothing of any special significance. The supplied tree survey and arboricultural impact assessment detail the trees to be removed, required pruning works to gain clearance, and there is going to be replanting of trees in this location which will mitigate for any tree loss from the site of the proposal.

- 6.44 The Ecology Impact Assessment attached to the application identifies the habitats on the site as being dominated by modified grassland with low species diversity. There is a large hedgerow on the western boundary and the eastern and south eastern boundaries are predominantly lowland mixed deciduous woodland with scattered scrub and bracken. The north-east boundary has a dense strip of bracken with some occasional tall herbs. The submitted report identifies that no protected species were identified within the site area. Further to this, provision has been made to ensure any fencing will contain small gaps allowing small mammals, invertebrates, reptiles and amphibians to make use of areas of grassland located on the inside of the fence.
- 6.45 Surveys undertaken by an ecologist have determined that the existing site has a habitat baseline value of 10.52 biodiversity units. Following the installation of the proposed development including all of the biodiversity enhancements proposed and summarised in the Landscape Strategy Plan, the site is predicted to have a value of 12.31 habitat units, resulting in a 17% net increase. The Environment Act of 2021 was granted Royal Assent on 9th November 2021, meaning that it will become law for all developments to achieve at least a 10% increase in biodiversity net gain in November 2023. Biodiversity units are a way of assigning habitats a unit value according to their relative biodiversity value (e.g. species-rich grassland is more valuable than species-poor grassland).
- 6.46 The applicant has submitted further information requested by Nottinghamshire Wildlife Trust clarifying that precautionary working measures will be implemented to ensure any potential habitats including badger are protected during construction. This can include measures such as no excavations to take place for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within or directly adjacent to the LWS. As such, the applicant has agreed to conditioning a Construction and Environmental Management Plan. Concerns have been raised in respect the potential impact on farm and bird species during the installation of the proposed cabling. The cabling route runs parallel with hedgerow, scrub, trees and within grassland, and arable. As such, the applicant has agreed to conditioning that cabling works are timed over the winter months to avoid the main breeding bird season.
- 6.47 Further to this, the proposed layout incorporates substantial woodland creation to the east and south of the battery compound. Tree buffer zones as part of the screening strategy also are proposed along the north-west and north-east boundaries of the site. It is considered tree planting along the north-west boundary will enhance secondary green corridor sited along the A52 under Policy 28 of the Part 2 Local Plan. Nottinghamshire Wildlife Trust have advised that the LEMP should incorporate grassland enhancement measures in addition to woodland creation. In particular, grassland enhancement should be implemented within existing grassland areas to the south of the site. The

applicant has agreed to conditioning a Landscape and Ecological Management Plan to ensure the proposal would deliver a biodiversity net gain and to ensure the maintenance of the site to preserve wildlife creation for the lifetime of the development.

- 6.48 Overall, the development will not result in harm to protected species, designated sites or habitats and will result in net gain for biodiversity. Subject to appropriate conditions covering mitigation and protection measures being satisfactory, the scheme is considered acceptable with respect to nature conservation and protected species. Moreover, it will deliver a Biodiversity Net Gain which is of ecological benefit to the locality. It therefore complies with Policy 28 Green Infrastructure Assets and 31 – Biodiversity of the Part 2 Local Plan.

Heritage

- 6.49 Policy 11 - The Historic Environment of the Aligned Core Strategy seeks to conserve and enhance the historic environment, including the heritage assets and their settings. Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets of the Part 2 Local Plan states proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance.
- 6.50 Although the site itself contains no designated heritage assets, there are heritage assets in the surrounding area, notably those located to the north-east of the site, including the Bramcote Conservation Area Conservation, Grade II listed Church of St Michael and All Angels and the locally listed grounds of Bramcote Hall. The Council's conservation officer has reviewed the submitted Heritage Statement and Landscape Visual Appraisal and has provided no objections. The setting of the Bramcote Conservation Area would not be affected by the development due to intervening woodland and drop in land levels towards the site.
- 6.51 The submitted Heritage Statement demonstrates that that the inter-visibility with the proposed development from areas within the Bramcote Conservation Area including public rights of way, was extremely limited/imperceptible due to the existing and proposed vegetation and the slope of the land. It was also noted that the proposed development site is not associated with the former grounds of Bramcote Hall and it does not sit within any long countryside view perceptible from within the body of the Conservation Area.
- 6.52 With the addition of the proposed planting, there would be screening of the proposed BESS site. The level of change proposed is considered to not result in harm to the significance of the Conservation Area. The assessment of the proposal on the Grade II listed Church of St Michael and All Angels (which is located 620m north east of the site) concluded that the highest parts of the proposal may be perceptible within a long view of the church on a wider public footpath approach. It is noted however, that the change does not equate to harm. The assessment concluded that the proposal would not cause harm to the grounds of the Bramcote Hall due to minimal inter-visibility as a result of the

slope of the land and the vegetation cover and mitigation planting proposed. The Council's conservation officer has raised no objection to the application.

- 6.53 On site archaeological evaluation was completed between the 13th – 17th March 2023 comprising of 6 trenches. County Archaeology carried out a monitoring site visit to review the trial trench results. The scope of the archaeological evaluation was fully agreed with County Archaeology, in the form of a Written Scheme of Investigation. The location of the evaluation trenching was based on the results from the Geophysical Survey (Magnitude 2023). The results from the archaeological evaluation did not find or identify any definitive archaeological features, though some useful information has been gained on the site's geology. County Archaeology have provided no objections to the proposal and no requirement for any further mitigation works.
- 6.54 Overall it is considered the proposed development will not harm any heritage assets.

Highway Safety

- 6.55 Paragraph 104 in the NPPF encourages developers to consider the potential impacts of development on transport networks, and how these can be addressed, and opportunities to promote walking, cycling and public transport use. Paragraph 111 in the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.56 Policy 17 - Place-making, Design and Amenity of the Part 2 Local Plan advises that for all new development, permission will be granted for development which;
- Provides sufficient, well-integrated, parking and safe and convenient access.
- The applicant has submitted a Transport Assessment including HGV tracking plans along Common Lane and at the Chilwell Lane Junction.
- 6.57 HGV construction traffic as well as any operational traffic would route to the site via Town Street, Common Lane and a new access into the site from Common Lane. The likely maximum number of heavy goods vehicles that would travel to the site in one day during the construction period is 2-4 per day. This would be during the busiest period of construction when the batteries, equipment and containers will be delivered to and installed at the site (approximately 10-11 months). For the remainder of the construction period, it would be no more than one HGV in one day. In addition to this, there will be a small number of light vehicles travelling to the site for construction workers each day. The applicant has confirmed agreement to conditioning a Construction Traffic Management Plan to be submitted to and approved by the Council prior to the commencement to manage this traffic.
- 6.58 The site will be unmanned during operation and therefore, once constructed, there will be no vehicles travelling to the site, except during periods of maintenance which would be infrequent. As such, the additional risk to pedestrians using Common Lane will be low. Plans showing tracking of a 16.5m

articulated lorry through the junction of Chilwell Lane and Common Lane are provided and show that the existing highway extents are sufficient to facilitate access by this type of vehicle. The applicant has also agreed for a dilapidation survey as part of the Construction Management Plan that records the state of the adopted highway on Common Lane prior to and after construction, to ensure that if any damage to the public highway does occur during construction it will be put right by the contractor.

- 6.59 It is noted that equivalent sized farm machinery and vehicles currently use this road. It is noted that there are visibility issues at this junction. However, this is a historic road with an original third-party brick wall on the north side which constrains visibility to the north. Visibility to the south along Chilwell Lane is unimpeded and is the key visibility splay as it is likely the majority of construction vehicles will be turning left out of Common Lane leading south-west to the A52 and junction 25 of the M1. To ensure the safe exit of HGVs on to Chilwell Lane this will be secured by additional safety measures contained with the Construction Management Plan to be conditioned.
- 6.60 County Highways have reviewed the application including the submitted Transport Assessment and additional vehicle tracking details. Tracking details show a 16.5m articulated lorry being able to enter/exit Common Lane from its junction with Chilwell Lane, by using the lane of oncoming traffic. The manoeuvre also requires the full width of the carriageway to be utilised for some distance from the junction. Temporary traffic management is therefore required to control flows so that drivers do not merge into a lane of live traffic, or are forced to reverse along Common Lane, and/or towards Chilwell Lane. County Highways have provided no objections to the proposed development subject to the aforementioned conditions.
- 6.61 County Public Rights of Way team have advised that Beeston Footpaths 22 and 25, Stapleford Bridleway 21 and Beeston Bridleway 26 all run in the vicinity of the application. New footpaths are proposed through the areas of planting to the south of the site and the applicant has confirmed that these will be maintained for the life of the development via condition.
- 6.62 During operation, there will be minimal vehicle movements as the battery energy storage site will be almost entirely self-sufficient. There will be occasional trips for maintenance which is estimated to be up to two movements weekly, and these would be made by a standard 4x4 pick-up as opposed to a HGV.
- 6.63 It is considered that the cabling route would not adversely affect any highway or footway. National Highways have recommended that further details including the exact layout and cross sections of the proposed cabling be provided to ensure a safe and satisfactory installation without any disruption to the highway network.
- 6.64 Having regard to the above and subject to the aforementioned conditions, it is considered that the impact on the safety or capacity of the highway would not be detrimental.

Drainage

- 6.65 Policy 1 - Climate Change of the Aligned Core Strategy states that development will be supported which individually or cumulatively does not increase the risk of flooding elsewhere and where possible, reduces flood risk. It also states that all new development should incorporate measures to reduce surface water runoff whilst managing surface water drainage in a sustainable manner and Sustainable Drainage Systems should be incorporated into all new development unless it can be demonstrated that such measures are not viable or technically feasible. Policy 1 - Flood Risk of the Part 2 Local Plan lists the circumstances under which development will be permitted in areas at risk from any form of flooding.
- 6.66 The proposed BESS site is located within Flood Zone 1, meaning there is low probability of flooding from tidal and fluvial sources. However, it indicates that the northern boundary of the site is at risk of pluvial flooding from surface water and therefore a Sustainable Drainage System (SuDS) is proposed to manage the quantum and quality of surface water runoff discharge from the Site.
- 6.67 The SuDS has been designed to ensure that greenfield rates of runoff are attenuated and infiltrated by providing porous paving beneath the equipment to ensure flood risk elsewhere is not exacerbated. Surface water runoff from the site will discharge into the ground via a porous pavement area which will be located at the north corner of the site where runoff will accumulate.
- 6.68 County Lead Local Flood Authority have raise no objections to the proposed development after reviewing the submitted Flood Risk Assessment and mitigation measures provided. Having regard to the above and subject to the aforementioned conditions, it is considered that the proposed development would be acceptable in terms of flood risk and drainage, in accordance with national planning policy contained within the NPPF and Policy 1 of the Aligned Core Strategy and Policy 1 of the Part 2 Local Plan.

Balancing whether the harm by reason of inappropriateness and any other harm is outweighed by Very Special Circumstances.

What are Very Special Circumstances

- 6.69 What is proposed is inappropriate development in the Green Belt. The main issue to assess is whether any of the above matters taken individually or collectively, amount to the VSC necessary to outweigh the harm to the Green Belt through inappropriateness.
- 6.70 What constitutes VSC will depend on the weight of each of the factors put forward and the degree of weight to be accorded to each is a matter for the decision taker. Firstly, it is to determine whether any individual factor taken by itself outweighs the harm. Secondly to consider whether a number of factors combine to create VSC.
- 6.71 The weight to be given to any particular factor will be a matter of degree and planning judgement. There is no formula for providing a ready answer to any

development control question on the Green Belt. Neither is there any categorical way of deciding whether any particular factor or factors would constitute VSC but the case must be decided on the planning balance qualitatively rather than quantitatively.

- 6.72 In weighing up any of the circumstances put forward, the positive measures outlined in the above paragraphs to mitigate the impacts of the development, do not contribute collectively to VSC to be weighed up in the planning balance. These are simply to secure a satisfactory development. Therefore, and in consideration of the acceptance above that there are no other planning issues, other than the Green Belt location, the acceptability or not of this development is based on an assessment of VSC.

Wider Environmental Benefits

- 6.73 The development constitutes inappropriate development in the Green Belt as it does not fall within any of the list of exceptions of appropriate development set out in paragraphs 149 and 150 of the NPPF. As stated earlier, paragraph 151 of the NPPF makes clear that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. "In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such VSC may include the wider environmental benefits associated with increased production of energy from renewable sources".
- 6.74 By 2050, the UK is legally required to have reduced its greenhouse gas emissions by 100% from 1990 levels to achieve Net Zero. The Climate Change Act (2008) and Environment Act (2021) are the legal framework for reaching Net Zero emissions by 2050. As well as increased renewable energy generation, this means increased investment in the grid network, electricity storage solutions and flexible grid management, to ensure decarbonisation without risking security of supply.
- 6.75 To achieve Net Zero, the UK is transitioning from a centralised system with large electricity generators such as coal and gas fired power stations to a significantly more decentralized one with a mix of a smaller number of large and many thousands of smaller scale low carbon and renewable sources. As detailed within the Net Zero Strategy: Build Back Greener Report (2021), government policy is to significantly increase the delivery of all forms of renewable and low carbon energy, and this cannot be achieved without battery storage to support the network at all levels. Battery storage is the critical enabling and supporting technology for renewable energy.
- 6.76 A Day in the Life 2035 document published by National Grid ESO in October 2022, looks at how the future energy system operates on a calm, cloudy, Winter's day. The document draws attention to the move to decentralised, local networks, which the Toton proposal is specifically seeking to address. Energy storage is key, alongside development of low carbon dispatchable generation. The Day in the Life document demonstrates that energy storage, especially long duration storage, will be critical to make best use of low-cost energy,

balance demand and supply, and to operate the system. The increasing dependence on renewable energy and in particular wind and solar energy has led to fluctuations in supply dependant on the weather, hence the increased need for storage facilities. Batteries store excess energies at times of high renewable generation and provide somewhere to get energy from when demands are high and generation output is low. Consequently, National Grid estimates that electricity storage will need to increase significantly to support the decarbonisation of the system.

- 6.77 The Future Energy Scenarios Report by National Grid (2022) sets out credible ways that the UK can achieve Net Zero by 2050, as well as the UK Government's commitment to a decarbonised electricity system by 2035. National Grid estimates that electricity storage will need to increase significantly to support the decarbonisation of the system with as much as twelve fold and seven fold increases in capacity and volume respectively from 2021 to 2050 to meet the challenging Net Zero targets. The Future Energy Scenarios Report (2022) emphasises the requirement for battery storage to support National Grid flexibility and capacity. Hence, the need for the BESS is afforded very significant weight.
- 6.78 Whilst this proposal is not a new renewable energy provider, it is designed to support and supplement renewable energy through the storage of energy produced. Renewable technologies are intermittent as the amount of energy generated is dependent on weather conditions. It is therefore necessary to balance demand and supply in order to prevent shortages and blackouts. The proposed development is designed to support the flexible operation of the National Grid and the decarbonisation of the electricity supply. Given the reduction in centralised coal-fired power and the increasing but intermittent renewable energy supplies such as wind and solar power, it is increasingly likely there will be peaks and troughs in the UK energy supply and demand. The battery storage plant would respond in times of high demand and would assist in balancing the grid frequency at times of stress. This would support increasing reliance on renewable energy forms by providing a quick and flexible backup energy supply.
- 6.79 There has been a recent planning appeal decision on a similar site, but in more open countryside. Although each site should be judged on its own merits, it is helpful to review in terms of principles that may apply. A decision was made on an appeal on the 1st December 2022 which granted planning permission to a similar development of a zero-carbon energy storage and management facility including containerised batteries, synchronous condensers and associated infrastructure which is also on Green Belt land (ref: APP/N2739/W/22/3300623). In this case it provided 320MW of energy storage. This case had similar circumstances to this proposal in that the appeal site is located in a natural dip in the land which together with surrounding natural vegetation meant it was visually well contained, although in this case the appeal site had more open views to wider landscape than the application site. The development would also be visible from a public right of way until the proposed landscaping became established.

- 6.80 The conclusion drawn by the Inspector was that the proposal would be inappropriate development in the Green Belt and would be significantly harmful to its openness which is contrary to the NPPF. The Inspector also considered there would be minor harm to the character and appearance of the area. However, it was confirmed that in this instance, as the development would deliver very substantial benefits contributing to Net Zero targets and facilitating the roll out of increasing use of renewable energy resources in the country, these other considerations clearly outweigh the harm caused by the development and therefore, VSC exist which justify the development.
- 6.81 Energy management is cited as being the best solution for a clean, direct and immediate reduction of energy consumption through the storage of excess electricity. Substantial weight is afforded to the proposals wider environmental objectives and benefits which contributes to meeting energy management, resource conservation, climate protection and cost savings.

Locational Justification

- 6.82 Due to the site being located within the Green Belt the applicant was asked to justify why this site was chosen, and why other sites not in the Green Belt could not be utilised to the same benefit.
- 6.83 Battery storage needs to be provided to support both the strategic transmission and local distribution network. In order to achieve this, it needs to be provided at both transmission substations and 132/33kV distribution substations like Toton, with the ability to both import and export power, into the wider network. The UK will need to deliver between 5-20 projects the size of the application every year to 2030. It is therefore not a case of considering alternative locations to Toton but providing alternative locations nationally and locally alongside it. Battery storage needs to be provided at as many local primary substations as possible to meet the scale of the transition requirement nationally.
- 6.84 The Toton substation is capable of accommodating the transfer of large amounts of electricity to and from the site at a viable cost, which will provide valuable support to the grid, protecting customers at times when high demand places stress on the local and national electricity network.
- 6.85 In order for a site to be a reasonable alternative to the Application Site, it must be:
- a. Available – with a willing landowner who wants to bring the site forward for the intended development.
 - b. Suitable – it must be technically capable of accommodating the development in terms of various matters including site size, topography, distance from the Toton substation and be able to be accessed for construction and maintenance.
 - c. Viable – it must be economically feasible for a developer to deliver the infrastructure on the site in relation to development and land cost, which includes the cost of delivering the cable connection.

- 6.86 To be economically viable and to ensure that as little capacity as possible is lost in the course of the transmission, the area of search is limited to a 2km radius of the point of connection of Toton substation. Within the 2km radius the Applicant then ruled out the following land, on the basis that the land was not available (i.e. because it was being developed for another intended use) or was not suitable in planning terms:
- Those with planning allocations for other uses.
 - Those which benefitted from recent planning permissions.
 - Designated environmental sites/assets.
 - Flood risk zones 2 and 3.
 - Sites smaller than the required area of 3.7ha were filtered out.
- 6.87 The applicant has submitted supporting information demonstrating that all of the remaining area of land that isn't constrained by the above, and that isn't occupied urban land, is within the Green Belt. The alternative sites assessment provided by the applicant has discounted Chetwynd Barracks (Chetwynd Road) and Land around the Toton substation (including land in the vicinity of Toton Sidings) as both areas are allocated for housing and mixed-use development under the Part 2 Local Plan and the Toton and Chetwynd Barracks Strategic Masterplan.
- 6.88 Following the identification of the remaining unconstrained land, the applicant considered the availability and suitability of the land to deliver a BESS. This included consideration of whether there was a willing landowner who wanted to bring the site forward for development, whether site would be visible from the wider area and whether or not it was high grade agricultural land.
- 6.89 A large area of the remaining land is Best and Most Versatile (BMV) land which includes Grade 3a, Grade 2 and Grade 1 land. There is some land around the application site where information is not available on the sub-grade within Grade 3 and therefore, whether or not it is BMV land. Surveys of the application site showed that it was a mixture of Grade 3a, 3b and 4, and significantly limited by gradient. Assuming this is similar for the wider area around the subject site, planning policy in the NPPF prefers the use of non-BMV land and so the site is therefore preferable to land known to be in Grade 1, 2 or wholly in 3a.
- 6.90 To select the most appropriate site from the remaining land, its availability for development, and the visibility of the site from the wider area were considered.
- 6.91 Some of the agricultural land on the west side of the A52 is not BMV land, however it is on relatively high land, which is visible from the wider surroundings. Land levels provided by the applicant show that that the subject site is located within a natural depression in the land, with the highest land surrounding it.
- 6.92 In light of the above, the alternative site assessment which informed the selection of the site for this BESS development, systematically assessed all previously developed and undeveloped 'greenfield' land within a 2km radius of

the point of connection. These are advantages of this location which would be hard to repeat all of them in many other locations and therefore substantial weight can be afforded for these circumstances.

- 6.93 It should be noted that as part of the justification consideration was given to the existing power stations. The planned closure of the Ratcliffe coal fired power station (scheduled in September 2024) will mean that the National Grid EHV circuits will change from exporting the 1800MW coal capacity to importing an equivalent amount of energy into the local National Grid Extra-High Voltage ('EHV') substations, placing an additional burden on the EHV transmission network.
- 6.94 Connecting battery storage to Toton also provides the local benefits, which is that the local area directly benefits from the energy being stored at the distribution network. If the energy storage was provided at the strategic network at Ratcliffe, it would by definition be first supporting the wider transmission network, rather than the local distribution network at Toton. The application proposals enable power to be stored and distributed to the equivalent of 66,800 homes in the local area.

Other harm

- 6.95 The development would fail to preserve the openness of the Green Belt both spatially and visually and would be contrary to Policy 8 of the Part 2 Local Plan and the NPPF. As such, weight should be afforded to the impact upon the openness of the Green Belt in this location. The harm arising from the development includes the harm to the character and appearance of the area including part of the site located within the Prominent Area of Special Protection under Policy 28 of the Part 2 Local Plan. Whilst this can be mitigated in the longer term, in the short and medium term (0-10 years) views of the development from the surrounding countryside will be lessened by the varying topography, however before tree planting has been established views of the development will be most visible from the south of the site. It is noted that the industrial appearance of the development will detract from the green rural character of the site, however use of green coated containers and associated infrastructure would help to blend the development into the landscape. As such, it is considered that moderate weight is attached to any potential harm to the character and appearance of the landscape in this location.

Balancing whether VSC

- 6.96 Paragraph 151 of the NPPF states that the wider environmental benefits associated with increased production of energy from renewable sources may be included in very special circumstances. The development comprises infrastructure which is essential for the storage and supply of renewable energy to the National Grid, and as such, the environmental benefits in terms of decarbonising the energy supply and thereby mitigating climate change contribute to VSC in accordance with Paragraph NPPF 151.

- 6.97 Substantial weight is afforded to the proposal which contributes to meeting these wider environmental main objectives of energy management, resource conservation, climate protection and cost savings.
- 6.98 Substantial weight is afforded to the functional and technical justification and evidence provided for this site over the alternative sites in the search area and as such it has been demonstrated to be the most appropriate in the search area.
- 6.99 Substantial weight is afforded to the advantages of this location in relation to the remoteness and limited inter-visibility of the site from surrounding public vantage points. Further to this, the separation from other property and the lack of environmental constraints. These would be hard to repeat collectively in many other locations.
- 6.100 It is considered that, the above factors taken collectively do amount to the VSC and are sufficient to clearly outweigh the harm by reason of inappropriateness, the harm to the openness of the Green Belt and the harm to the character and appearance of the area.

7 Conclusion

- 7.1 The application proposes the construction of two battery energy storage Systems (BESS) facilities including containerised batteries and associated infrastructure, access and landscaping. The development would be inappropriate development in the Green Belt resulting in harm by definition to which substantial weight is applied. In addition, there would be harm to the openness of the Green Belt both spatially and visually.
- 7.2 The development would also be harmful to the character and appearance of the locality. However, the proposed landscaping should adequately screen the development in the medium to long term.
- 7.3 The impacts of the development are acceptable (subject to the below) with respect to the Heritage Assets, Highway Safety, Flood Risk/Drainage and Residential Amenity.
- 7.4 Overall, it is concluded that there are VSC which, taken collectively, are sufficient to clearly outweigh the harm by reason of inappropriateness, the harm to the openness of the Green Belt and the harm to the character and appearance of the area.

<p><u>Recommendation</u> The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:</p>	
<p>1.</p>	<p>The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.</p>
<p>2.</p>	<p>This permission shall be read in accordance with the following plans:</p> <ul style="list-style-type: none"> • AUG-TOTON-GRID-104-P-1 - Site Access • AUG-TOTON-GRID-104-P-2 - Site Layout • AUG-TOTON-GRID-106-B - Land Regs Borders • AUG-TOTON-GRID-107-D - Tree Survey • AUG-TOTON-GRID-108-D - Proposed Footpaths and Bridal Ways • AUG-TOTON-GRID-109-D - Topo Page 1 • AUG-TOTON-GRID-109-D - Topo Page 2 • AUG-TOTON-GRID-109-D - Topo Page 3 • AUG-TOTON-GRID-111-D - Existing Site Plan • AUG-TOTON-GRID-112-B - Drainage • AUG-TOTON-GRID-114-A - Indicative Cable Route • AUG-TOTON-GRID-301-A - Std Battery Container • AUG-TOTON-GRID-302-A - Invertor • AUG-TOTON-GRID-303-A - Switchgear container • AUG-TOTON-GRID-304-A - Transformer • AUG-TOTON-GRID-305-A - Fence Panel • AUG-TOTON-GRID-305-A - Gate • AUG-TOTON-GRID-306-A - Substation elevation • VN222321-D100 - Swept Path Analysis <p>(All received by the Local Planning Authority 10/10/22)</p> <ul style="list-style-type: none"> • AUG-TOTON-GRID-307-D - DNO control room elevations and floor plan

	<ul style="list-style-type: none"> • AUG-TOTON-GRID-307-D - DNO control room roof plan <p>(All received by the Local Planning Authority 03/11/22)</p> <ul style="list-style-type: none"> • VN222321-TR101 - Swept Path Analysis (Western Section) • VN222321-TR102 - Swept Path Analysis (Eastern Section) <p>(All received by the Local Planning Authority 12/12/22)</p> <ul style="list-style-type: none"> • AUG-TOTON-GRID-113-B - Site Cross Sections (1 of 2) • AUG-TOTON-GRID-113-B - Site Cross Sections (2 of 2) <p>(All received by the Local Planning Authority 06/02/23)</p> <ul style="list-style-type: none"> • AUG- TOTON GRID-117 – Cabling (1 of 2) • AUG- TOTON GRID-117 – Cabling (2 of 2) <p>(All received by the Local Planning Authority 18/01/23)</p> <p>Reason: For the avoidance of doubt.</p>
<p>3.</p>	<p>(a) The use of the proposed development shall cease on the expiry of 30 years after the date of the first connection of any element of the development to the National Grid/Toton substation and;</p> <p>(b) All buildings, structures and associated infrastructure must be removed within six months of the use of the proposed development ceasing, and the land restored in accordance with a decommissioning scheme that must be submitted to and approved by the Local Planning Authority. The decommissioning scheme shall include a programme for the timing and a scheme of work which shall be fully implemented in accordance with the approved details.</p> <p>Reason: In the interests of preserving the Green Belt in the longer term and in the interests of visual amenity to secure the restoration of the land upon removal/extinguishment of the buildings and use for which permission has been justified on the basis of a special temporary need and in order to comply with Policy 3 – The Green Belt and Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 8 - Development in the Green Belt and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>4.</p>	<p>No development shall commence until samples/details of the proposed external facing materials have been submitted to and agreed in writing by the Local Planning Authority and the</p>

	<p>development shall be constructed only in accordance with those details.</p> <p>Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>5.</p>	<p>No development shall commence until a detailed cabling plan has been submitted to and agreed in writing by the Local Planning Authority in consultation with National Highways and Nottinghamshire County Council Highway Authority. The cabling plan shall include the exact layout including cross sections of the proposed cabling. The development shall be constructed only in accordance with the approved details.</p> <p>Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>6.</p>	<p>Prior to the commencement of development, an Arboricultural Method Statement and tree protection measures, to BS5837, shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate how all existing boundary trees and hedgerows to be retained will be protected during the construction period. The development shall thereafter be carried out only in accordance with the approved details.</p> <p>Reason: To ensure protection during construction works of trees and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired, in order to comply with Policy 17 – Biodiversity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</p>

<p>7.</p>	<p>No above ground works shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> (a) numbers, types, sizes and positions of proposed trees and shrubs (b) proposed boundary treatments (c) proposed hard surfacing treatment (d) proposed lighting details (e) planting, seeding/turfing of other soft landscape areas (f) proposed retaining walls or similar structures <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p>Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with Policy 10 - Design and Enhancing Local Identity and Policy 17 – Biodiversity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</p>
<p>8.</p>	<p>No development shall take place until temporary traffic management measures have been provided at the Chilwell Lane / Common Lane junction, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>9.</p>	<p>No development shall take place until a dilapidation survey along Common Lane has been provided. The survey shall establish the existing condition of Common Lane both before and after construction works take place. Arrangements will then be made to repair any damage caused by construction vehicles as soon as practicable.</p> <p>Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>

<p>10.</p>	<p>No development shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:</p> <ul style="list-style-type: none"> a) The means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction / demolition the development; e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and f) details of dust and noise suppression to be used during the construction phase. g) construction, delivery and site preparation working hours h) contact details for the responsible person (site manager/office) who can be contacted in the event of any issue. <p>The approved statement shall be adhered to throughout the construction period.</p> <p>Reason: To protect the amenity of neighbouring residents and in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Local Plan Part 2.</p>
<p>11.</p>	<p>No external lighting shall be installed on site until the details of the lighting, columns, including their number, type and locations, the intensity of illumination and predicted lighting contours and the details of when the lighting would be operational have been first submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure the lighting remains off at all times unless necessary for access, service and maintenance. Any external lighting that is installed shall accord with the details so approved.</p> <p>Reason: To protect the amenity of neighbouring residents and in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Local Plan Part 2.</p>
<p>12.</p>	<p>Prior to the commencement of the development, a detailed Landscape and Ecological Management Plan shall be submitted to and approved and by the Local Planning Authority. The Landscape and Ecological Management Plan shall include biodiversity enhancement measures and habitat creation. The development shall be implemented in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of securing an environmental net gain in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned</p>

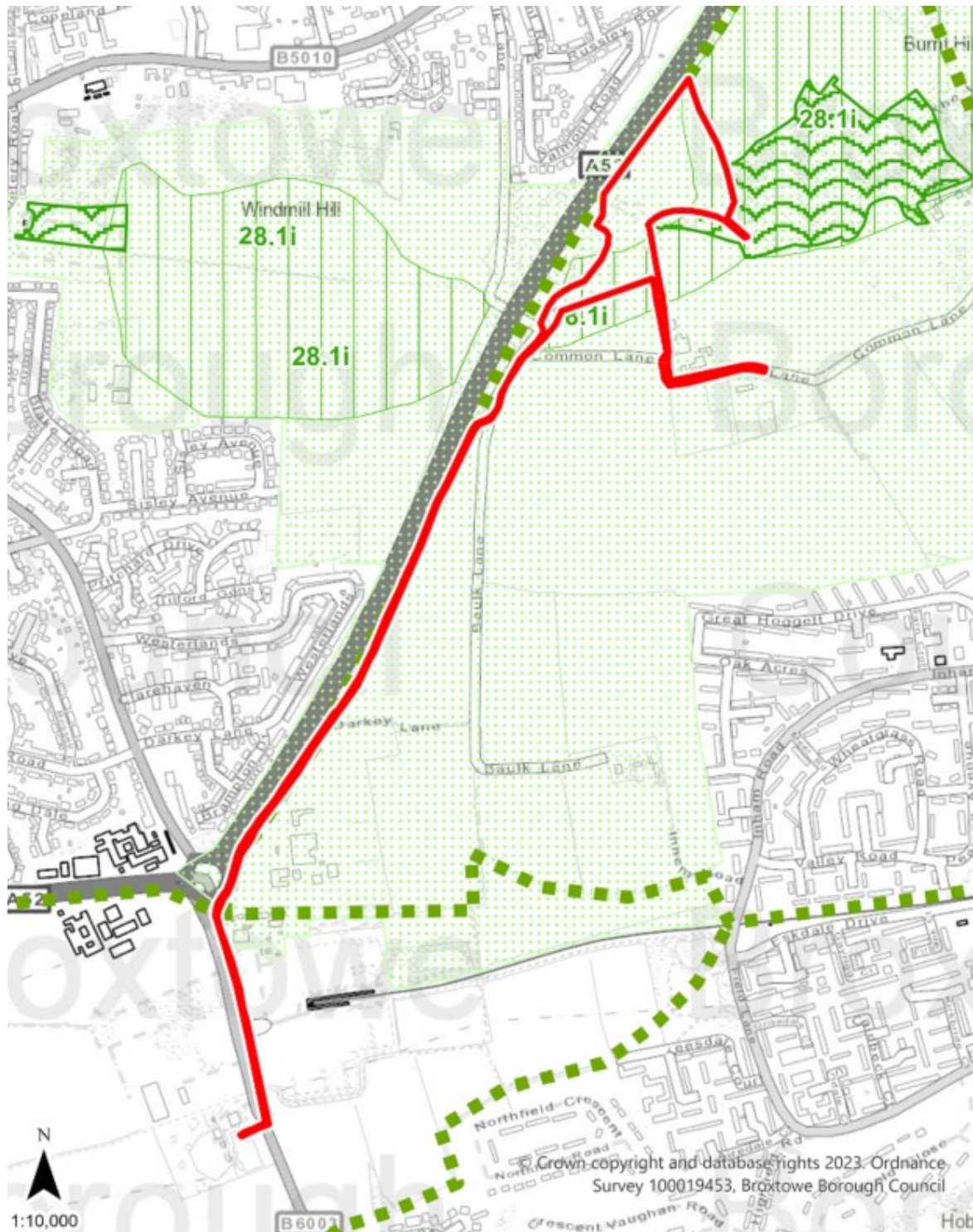
	<p>Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</p>
13.	<p>Prior to the commencement of the development, a detailed Construction and Environmental Management Plan shall be submitted to and approved by the Local Planning Authority. The Construction and Environmental Management Plan shall contain mitigation measures to ensure the protection of wildlife on the site and shall be implemented in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of protecting existing environmental features and habitats during the construction period in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</p>
14.	<p>Prior to the commencement of the development, a footpath management plan shall be submitted to approved and by the Local Planning Authority. The development shall be implemented in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of visual amenity and to ensure any new footpaths are maintained in perpetuity in accordance with Policy 10 - Design and Enhancing Local Identity of the of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
15.	<p>The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels at the nearest sound sensitive property during the day and at night (taken as a 15 minute LA90).</p> <p>Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.</p> <p>Reason: To protect the amenity of neighbouring residents and in accordance with Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Local Plan Part 2.</p>
16.	<p>The development hereby permitted shall be carried out in accordance with noise mitigation measures contained within Section 4.5 of the</p>

	<p>Noise Assessment by Ian Sharland Limited (05/10/22) and retained in perpetuity.</p> <p>Reason: To protect the amenity of neighbouring residents and in accordance with Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Local Plan Part 2.</p>
17.	<p>The development hereby permitted shall be carried out in accordance with the drainage strategy contained within Section 8 of the Flood Risk Assessment and Surface Water Drainage Strategy (October 2022) retained in perpetuity.</p> <p>Reason: In the interests of reducing flood risk in accordance with Policy 1 Climate Change of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 1 – Flood Risk of the Broxtowe Part 2 Local Plan 2019.</p>
18.	<p>The development hereby permitted shall be carried out in accordance with the access widening details contained within the Transport Statement and Access Strategy as shown on drawing VN222321-D100 retained in perpetuity.</p> <p>Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
19.	<p>The hereby permitted underground cabling and any associated works shall only be carried out outside of the bird breeding season March to September inclusive.</p> <p>Reason: In the interests of protecting any nested birds during the construction period in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</p>
20.	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p>Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 -</p>






	Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	<p>The development makes it necessary to undertake works on the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to apply for a licence for which there will be additional design checking and supervision fees. Please contact licences@viaem.co.uk for details.</p> <p>A representative from Via East Midlands must take part in the survey of Common Lane to agree its condition. Please contact highwaysouth.dm@viaem.co.uk for details.</p>
3.	<p>Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.</p> <p>If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions</p> <p>Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.</p>
4.	<ul style="list-style-type: none"> • There should be no disturbance to the surface of the paths without prior authorisation from the Rights of Way team. • The safety of the public using the paths should be observed at all times. A Temporary Closure may be granted to facilitate public safety during the construction phase subject to certain conditions. Further information and costs may be obtained by contacting the Rights of Way section. The applicant should be made aware that at least 5 weeks' notice is required to

	<p>process the closure and an alternative route on should be provided if possible.</p> <ul style="list-style-type: none">• If the routes are to be fenced, ensure that the appropriate width is given to the path and that the fence is low level and open aspect to meet good design principles.• If a structure is to be built adjacent to the public paths, the width of the right of way is not to be encroached upon.• Structures cannot be constructed on the lines of the right of ways without the prior authorisation of the Rights of way team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed• Should scaffold be required on or over the RoW then the applicant should apply for a license and ensure that the scaffold is constructed so as to allow the public use without interruption. licences@viaem.co.uk If this is not possible then an application to temporarily close the path for the duration should also be applied for (6 weeks' notice is required), email countryside.access@nottsc.gov.uk• If a skip is required and is sited on a highway, which includes a RoW then the company supplying the skip must apply for a permit. http://www.nottinghamshire.gov.uk/transport/licences-and-permits/skip-permit and also ensure that the RoW can still be accessed appropriately by the users permitted by its status i.e. equestrians if on a bridleway, motorised vehicles if on a byway open to all traffic.
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Site Location Plan



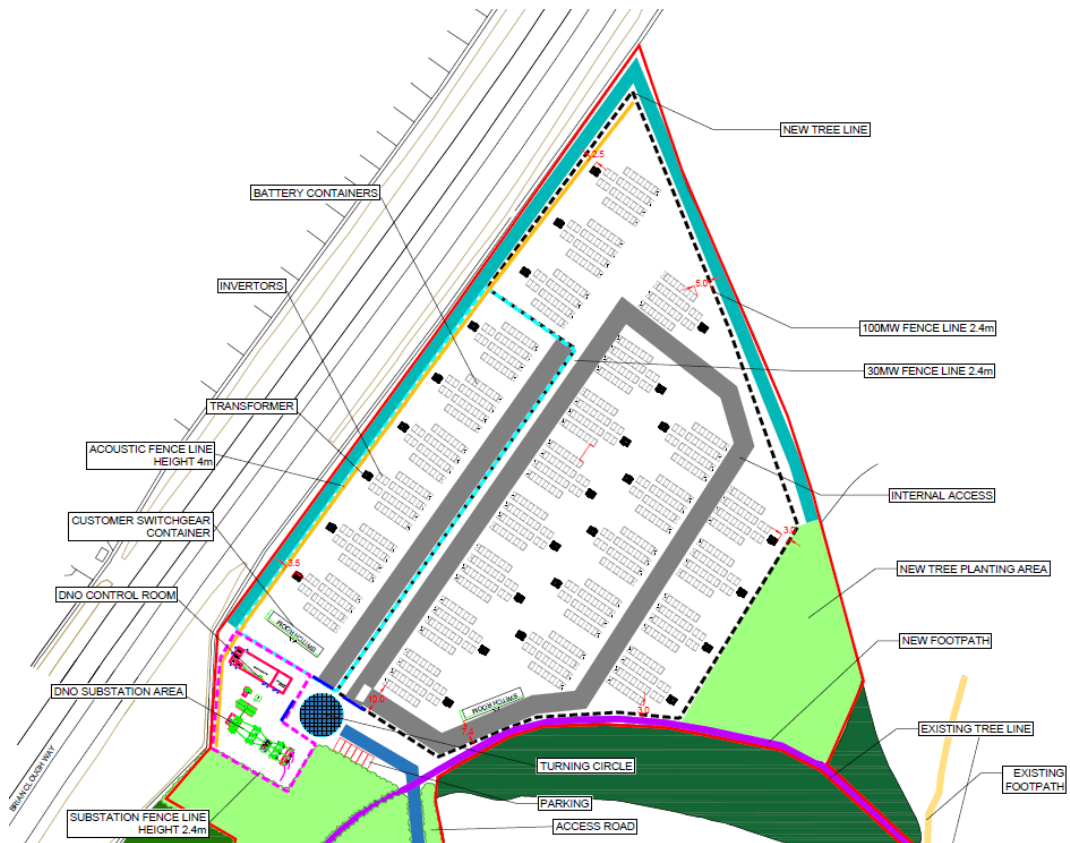
Legend

-  Site Outline
-  Local Green Space (Prominent Areas for Special Protection)
-  Green Infrastructure Corridor
-  Local Wildlife Site
-  Green Belt

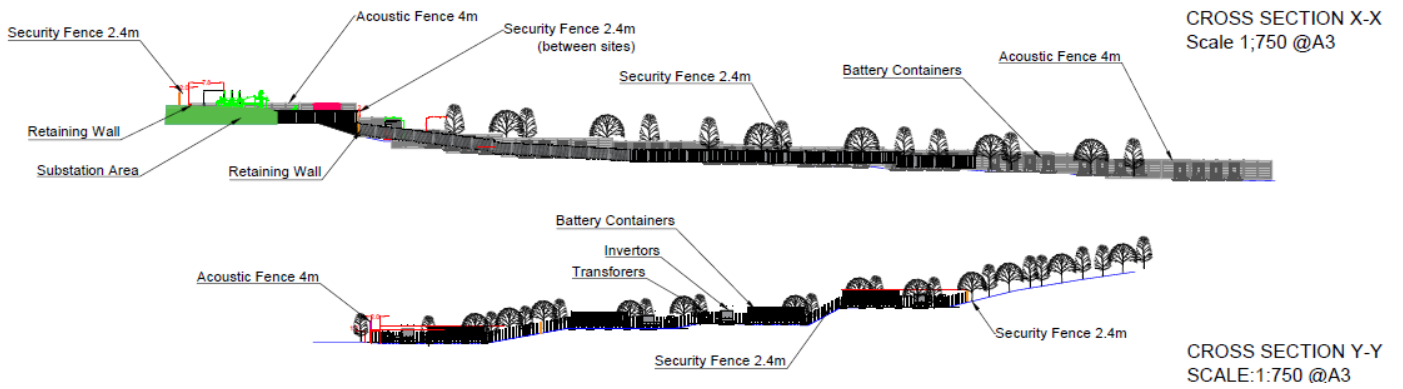
Site Layout Plan (including access)



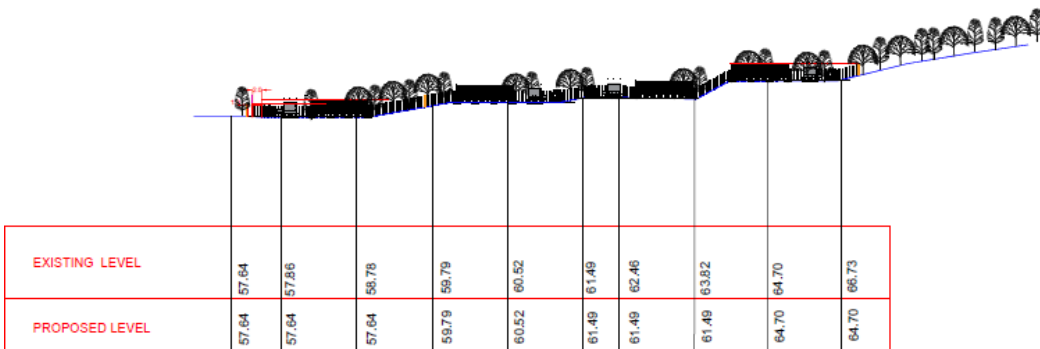
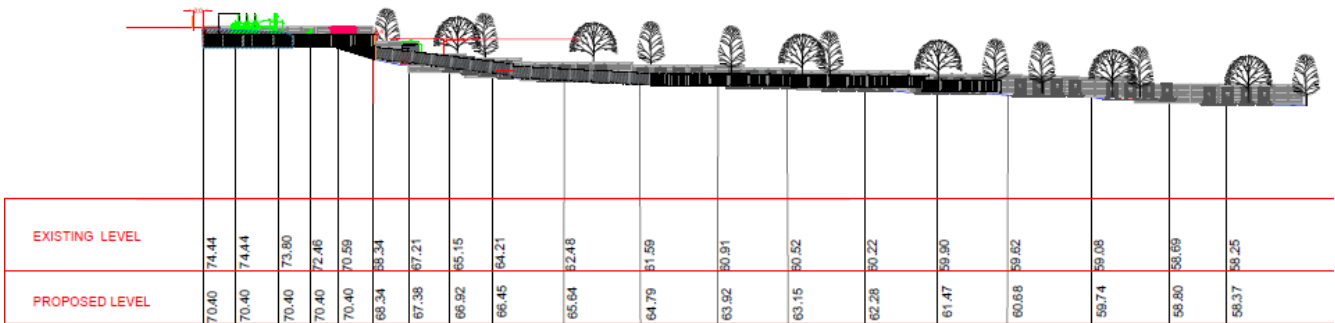
Site Layout Plan



Cross Section of Site

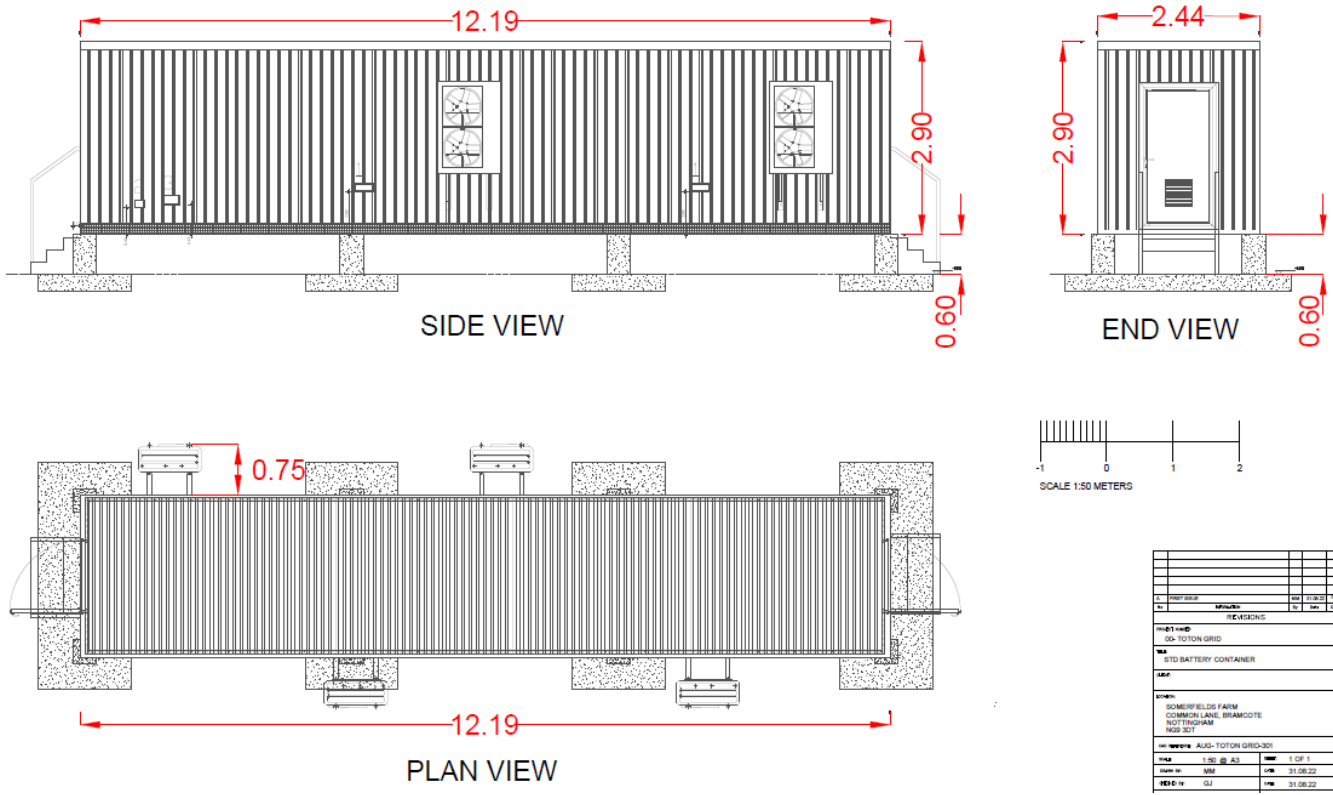


Existing and Proposed Floor Levels

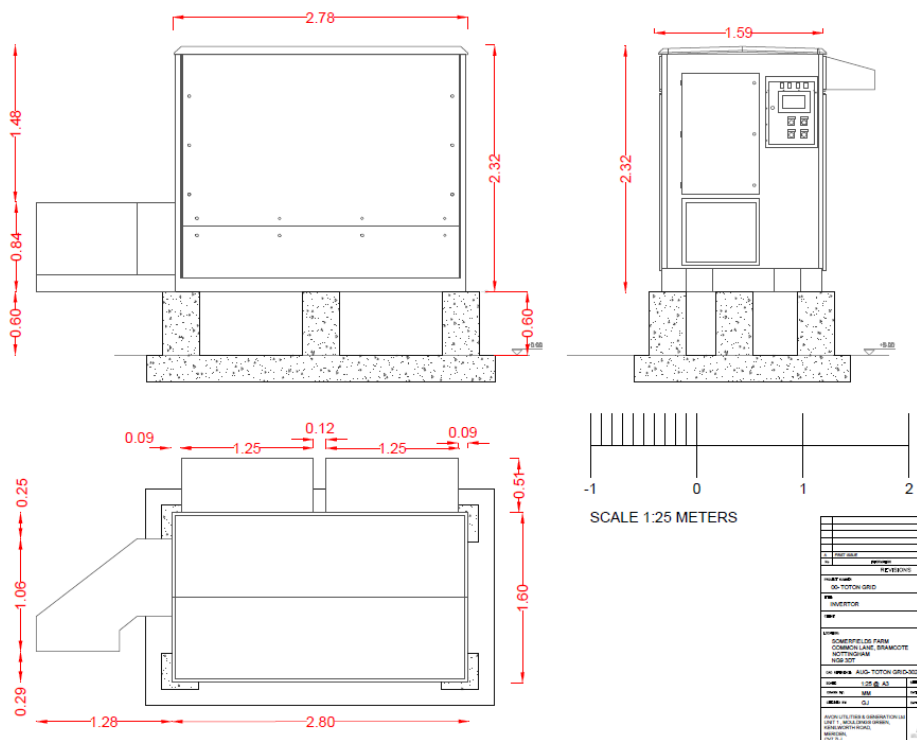


DATE	
SCALE	
REVISIONS	
NO	
DESCRIPTION	
DATE	
BY	
CHECKED	
APPROVED	
DESIGNED	
DRAWN	
TITLE	SITE CROSS SECTIONS
PROJECT	30-TOTON GRID
LOCATION	SOMEFIELD FARM

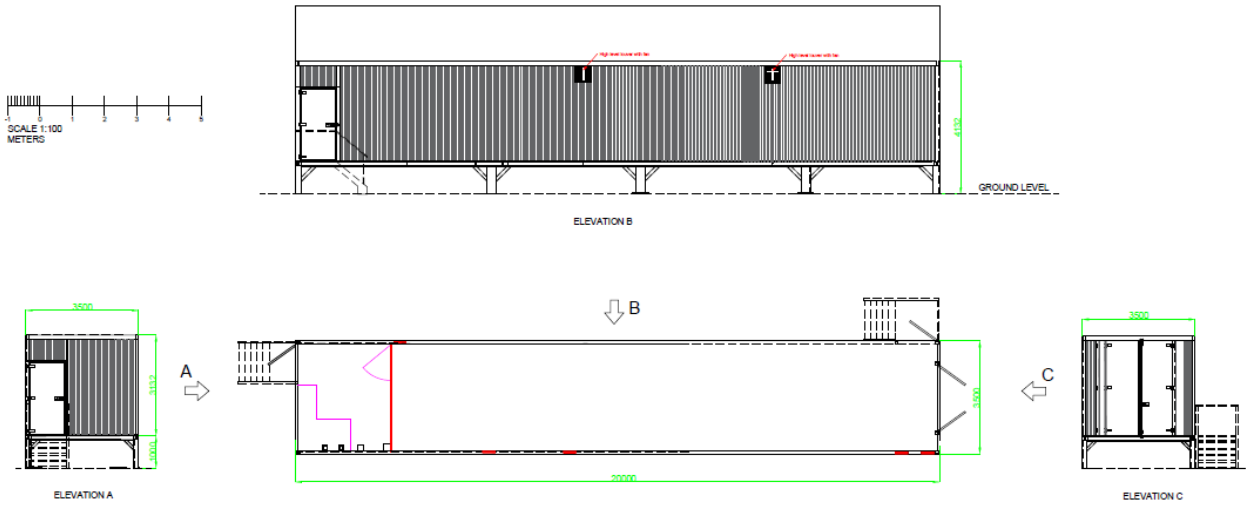
Battery Container Elevations and Floor Plans



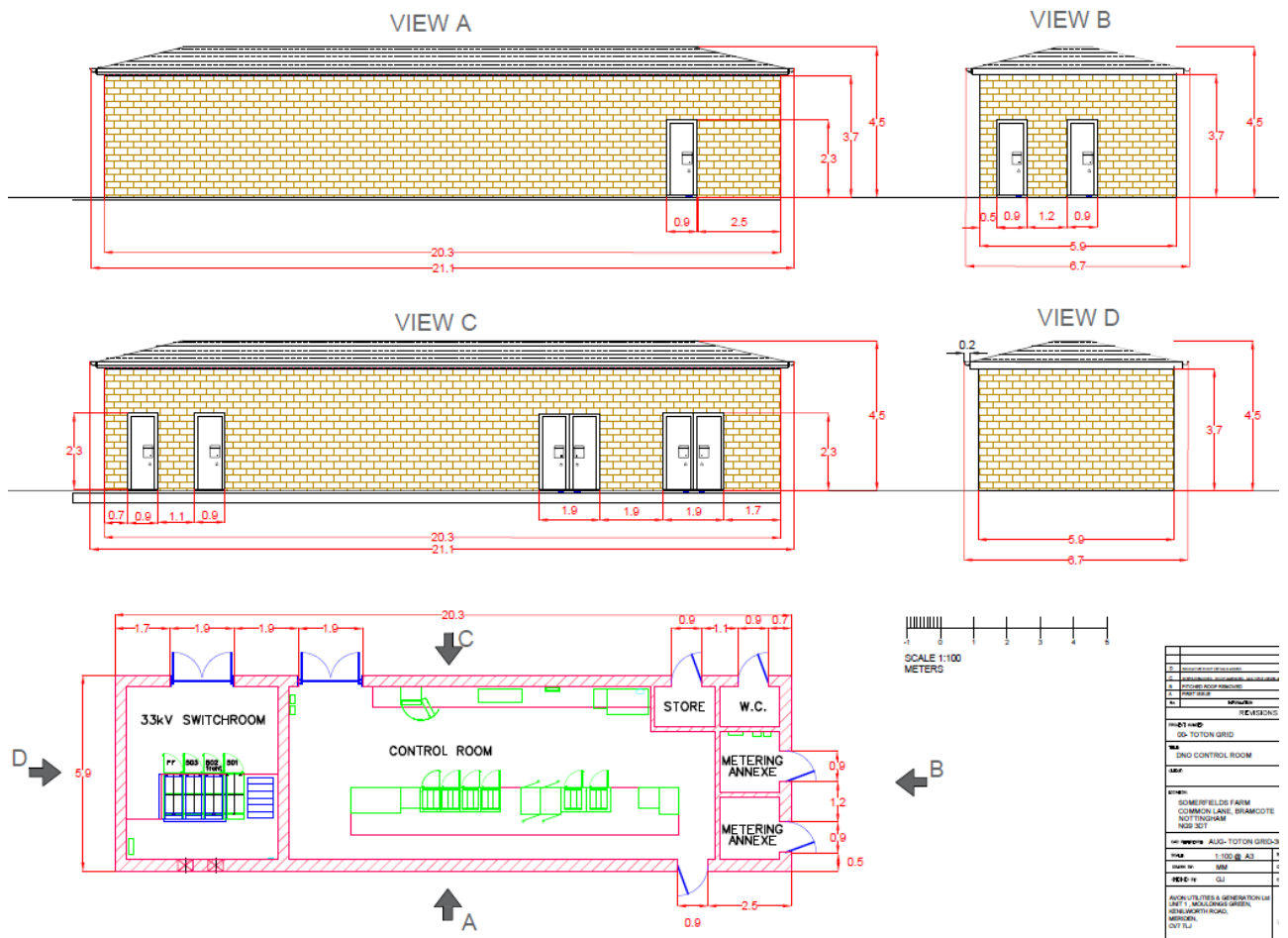
Inverter Elevations and Floor Plans



Switch Gear Container Elevations and Floor Plans

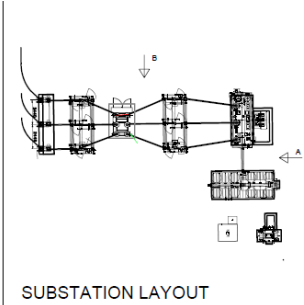
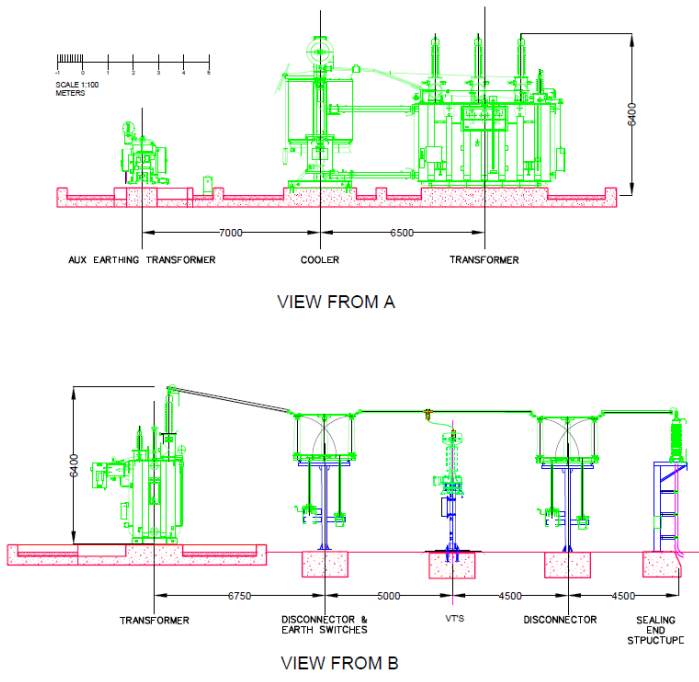


DNO Control Room



1	PROPOSED CONTROL ROOM
2	PROPOSED 33KV SWITCHROOM
3	PROPOSED METERING ANNEXE
4	PROPOSED STORE
5	PROPOSED W.C.
6	PROPOSED METERING ANNEXE
7	PROPOSED METERING ANNEXE
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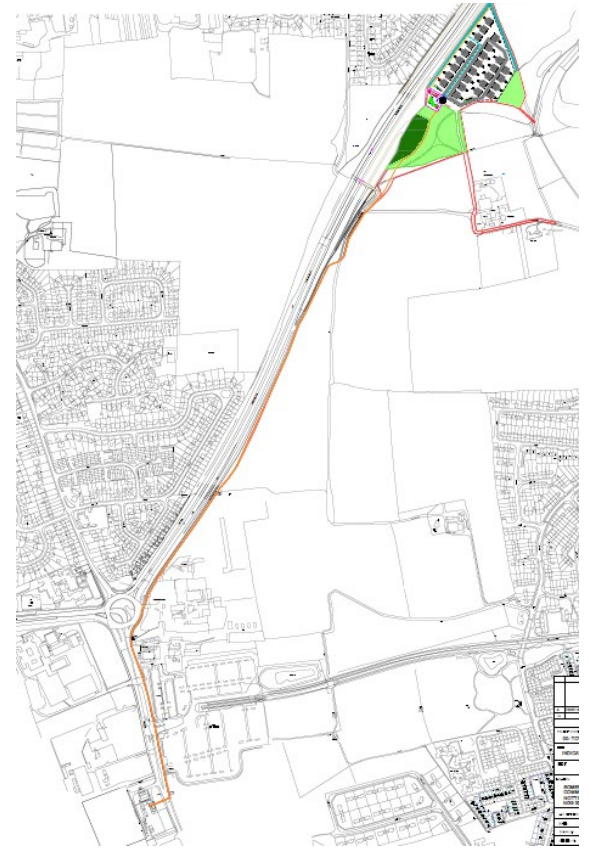
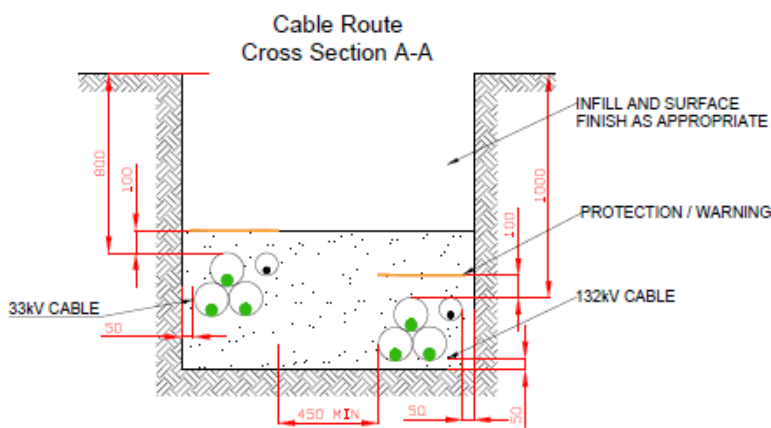
Substation Elevations and Floor Plans



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	21/05/23
2	ISSUED FOR CONSTRUCTION	21/05/23
3	ISSUED FOR AS-BUILT	21/05/23

PROJECT: AUC TOTAL GROUP
 DRAWING NO: 21/05/23
 DATE: 21/05/23
 SCALE: 1:100
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 AVON

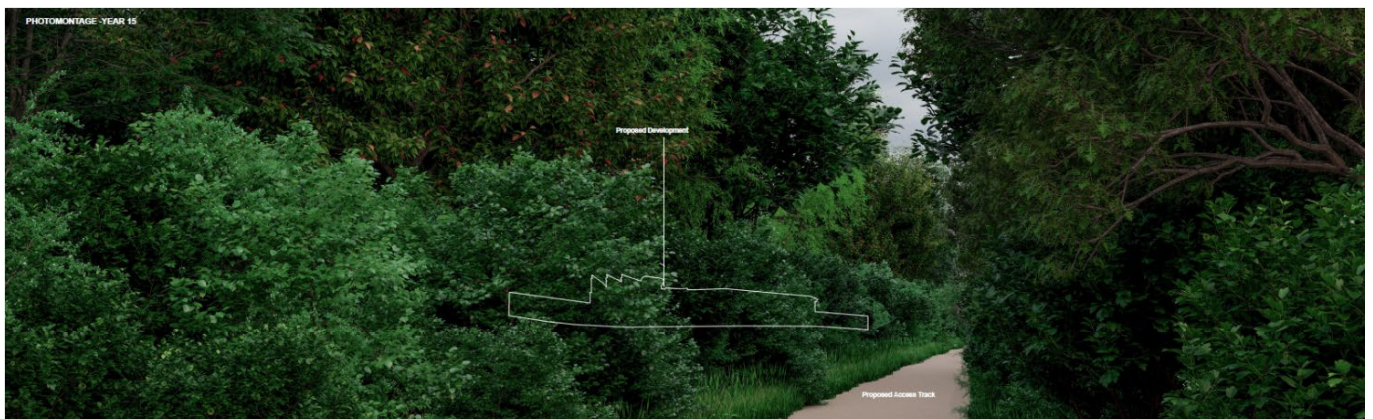
Underground Cabling Cross Section / Layout



Visualisation Year 0 – View from PRow Beeston FP22 (south)



Visualisation Year 15 – View from PRow Beeston FP22 (south)



Development Outline – View from PRow Stapleford BW21 (west)



Development Outline – View from PROW Beeston FP23 (north)



Photo – Location of Proposed Battery Compound



Photo – Location of Proposed Substation



Photo – View from northern field



Photo – View of Battery Compound beyond drop in land levels



Report of the Chief Executive

APPLICATION NUMBER:	23/00051/REG3
LOCATION:	Pavilion, Hickings Lane Recreation Ground, Hickings Lane, Stapleford, Nottinghamshire
PROPOSAL:	Demolition of existing changing pavilion and construct community leisure pavilion together with associated external works including installation of MUGA and replacement of skate park with community garden.

The application is brought to the Committee as the applicant is the Council.

1. Purpose of the Report

1.1 The application seeks full planning permission for the demolition of the existing changing pavilion and the construction of a new community leisure pavilion including associated external works including the installation of a multi-use games area (MUGA) and replacement of a skate park with a community garden. The application includes the extension of the existing car parking facilities replacing the existing basketball court within the north-western corner of the site. The existing play area and bowling green located within the south-western corners of the site will be retained.

2. Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

3. Detail

3.1 The application seeks planning permission for the demolition of an existing changing pavilion and the construction of a new community leisure pavilion together with associated external works including the installation of a MUGA and the replacement of a skate park with a community garden. The proposal has been amended in response to concerns raised from local residents in relation to the siting and design of the proposal. The layout of the scheme has been changed with the inclusion of the replacement of the skate park with a community garden. The application includes the extension of the existing car parking facilities replacing the existing basketball court within the north-western corner of the site. The existing play area and bowling green located within the south-western corners of the site will be retained.

3.2 The project forms part of the Stapleford Town Centre Investment Plan and follows extensive community engagement. The Stapleford Town Deal was agreed in June 2021, on the signing of Heads of Terms, with 6 core projects identified from its TIP (Town Improvement Plan). As part of the Project Confirmation Process, the Stapleford Town Deal Executive Board confirmed its intention to progress with the six core projects in October 2021.

- 3.2 The site includes Hickings Lane recreation Ground in Stapleford which is afforded protection under Policy 16: Green Infrastructure, Parks and Open Space of the Aligned Core Strategy (2014) and Policy 28: Green Infrastructure Assets of the Part 2 Local Plan (2019).
- 3.3 The main issues relate to the impact of the proposal on Hickings Lane playing pitches, the impact on the character and appearance of the area, the impact on amenity of neighbouring properties and highway safety.
- 3.4 The benefits of the proposal are that the development would deliver a new community and leisure pavilion building. The proposal includes a MUGA which offers health benefits to children and the wider community. The proposed development includes a car park extension to ensure adequate off street car parking is provided. The design has been carefully considered to ensure the proposal would positively integrate within the street scene in this location including use of contemporary materials. The implementation of a community garden to replace the existing pavilion will help to enhance the appearance of the scheme. Finally, the proposed development has been designed to ensure there is no significant impact in terms of any potential overlooking, overbearing or overshadowing impact. Further to this, any potential noise or light pollution associated with the MUGA has been mitigated. On balance, it is considered that any potential concerns would be outweighed by the benefits of the scheme, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.

4. Financial Implications

- 4.1 The comments from the Head of Finance Services were as follows:
There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5 Legal Implications

- 5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

- 6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7 Background Papers:

- Design and Access Statement

- Ecological Impact Assessment
- Energy Assessment
- Flood Risk Assessment
- Phase 1 Geo-Environmental Desk Study
- Noise Assessment
- MUGA Lighting Spillage Assessment

1. Details of the application
 - 1.1 The application seeks full planning permission for the demolition of the existing changing pavilion and the construction of a new community leisure pavilion including associated external works and the installation of a multi-use games area (MUGA). The proposal has been amended and its siting, size and layout have changed. The proposed development includes the removal of the existing skate park and the creation of a new community garden area to the front of the pavilion. The application includes the extension of the existing car parking facilities replacing the existing basketball court within the north-western corner of the site. The existing play area and bowling green located within the south-western corners of the site will be retained.
 - 1.2 The proposed pavilion will facilitate a range of community activities such as fitness classes, yoga, dancing, club groups, elections, meetings and event hire. Youth services including a MUGA will also be provided, delivering a wide range of social and recreational activities delivered, as well as post-16 learning. The building will also facilitate the local football club which already makes use of the site for training and games.
 - 1.3 The project forms part of the Stapleford Town Centre Investment Plan and follows extensive community engagement. The Stapleford Town Deal was agreed in June 2021, on the signing of Heads of Terms, with 6 core projects identified from its TIP (Town Improvement Plan). As part of the Project Confirmation Process, the Stapleford Town Deal Executive Board confirmed its intention to progress with the six core projects in October 2021.
 - 1.4 The application originally included the installation of a 3G football pitch and associated fencing and lighting. This aspect has been omitted and will form a subsequent planning application.
2. Site and surroundings
 - 2.1 The site includes Hickings Lane recreation ground which is approximately 51209m² and is bound by the B6004 Hickings Lane to the north and residential properties to the south, west and eastern boundaries. The site is predominantly flat with a gentle fall from north to south. There are trees bordering the northern boundary of the site. The site includes a mixture of community recreation facilities including the existing redundant clubhouse.
3. Relevant Planning History
 - 3.1 Planning permission was granted for the erection of 15 linear metres of 5m high ball stop fencing in 2007 (07/00674/REG3). Further to this, planning permission was granted for a storage container in 2017 and 2019 in association with Stapleford Town Football Club (17/00555/FUL and 19/00024/FUL).
4. Relevant Policies and Guidance
 - 4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

4.1.2 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Health Lifestyles
- Policy 13: Culture, Tourism and Sport
- Policy 16: Green Infrastructure, Parks and Open Space
- Policy 17: Biodiversity
- Policy 19: Developer Contributions

4.2 **Part 2 Local Plan 2019:**

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 25: Culture, Tourism and Sport
- Policy 28: Green Infrastructure Assets
- Policy 31: Biodiversity Assets

4.3 **National Planning Policy Framework (NPPF) 2021:**

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 9: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment

5. Consultations

First Consultation

- 5.1 **Broxtowe Environmental Health (noise)** – No objections subject to noise report submitted in respect of the MUGA and potential mitigation measures. Recommended conditions to restrict noise of roof plant, restrict lighting, ventilation/extraction, construction/demolition method statement and hours of use of pavilion and MUGA.
- 5.2 **Broxtowe Environmental Health (contamination)** – No objections subject to conditioning investigative survey of the site has been carried out and a report submitted and any required remedial measures to be implemented prior to the use commences.

- 5.3 **Broxtowe Tree Officer** – Some tree loss required for the car park extension. Poplars along front boundary may be in striking distance of the proposed pavilion building.
- 5.4 **Broxtowe Parks and Open Space** – No comments.
- 5.5 **County Highways** – No objections subject to conditioning that the parking and turning areas are surfaced in a bound material with clear parking bays.
- 5.6 **County Rights of Way** - No objections. No rights of way affected.
- 5.7 **County Planning Policy** – Bus stop infrastructure request of £15,600 to paid to provide improvements to the two bus stops on Hickings Lane and Pasture Road and shall include raised boarding kerbs and a real time bus stop pole and display including electrical connections. In addition to this, free introductory bus travel should be made available to employees of the development which should be set out in any travel plan/statement.
- 5.8 **County Lead Local Flood Authority** – No objections.
- 5.9 **Nottinghamshire Wildlife Trust** – No objections subject to conditioning an LEMP to include bird/bat boxes and habitat creation within a comprehensive landscaping scheme.
- 5.10 **Nottinghamshire Police** – No objections subject to conditioning Secured by Design standards.
- 5.11 **Sport England** – Objection to the application:
- The proposal removes the ability to play cricket at the site.
 - The proposal reduces the natural turf playing field area with the provision of football pitches.
 - The proposed building and the Artificial Grass Pitch (APG) which follows prevent the retention of the 11 v 11 football pitches on site.
 - The proposed sports hall is 423m² including 3 badminton courts measuring 24.4m x 17.4m. Sport England guidance confirms that a 3 badminton court sports hall should be 27m x 18m 486m². In summary, the application has failed to demonstrate that the proposal may meet one of the exceptions contained within Sports England Field Policy or with paragraph 99 of the National Planning Policy Framework.
- 5.12 **Resident comments** – 94 objections (including an online petition opposing the application) and 30 letters in support. Concerns raised have been summarised below:
- Principle of development*
- This is an inappropriate location for a new pavilion building.
 - The proposed development results in the reduction of public open space.

- The proposal would be contrary to local policies contained within the Aligned Core Strategy (2014) and Part 2 Local Plan (2019) and Part 8 – Promoting healthy and safe communities of the National Planning Policy Framework.
- Loss of community space.

Visual Amenity

- The proposed building would be out of character with the street scene.
- The proposed development is unacceptable in siting, size, scale and design.

Residential Amenity

- Loss of privacy on neighbouring properties.
- Loss of light on neighbouring properties.
- Noise pollution resulting from multi use of the proposed building and evening opening hours.
- Noise relating to proposed plant equipment.
- Noise and light pollution associated with the MUGA.
- Light pollution from floodlights.
- Sense of enclosure.
- Construction disturbance.

Highway Safety

- Increased traffic.
- Lack of parking proposed.
- Proposal will increase on street parking in locality.

Other matters

- Loss of green space.
- Wildlife disruption including protected species.
- Loss of mature trees.
- Impact on physical and mental health of residents.
- Anti-social behaviour associated with youth centre.
- Crime rates will increase as a result of building in this location.
- No economic benefits / facilities will be expensive to use and not viable.
- No need for 3G pitch facilities in this location.
- Existing buildings should be extended / refurbished.
- No benefits to the wider community / potentially less accessible.
- Lack of transparency at pre-application stages / lack of consultation.
- Displacement of football and cricket facilities.

Second Consultation

- 5.13 **Coal Authority** – No objections subject to conditioning a scheme of intrusive site investigations and any remedial works required. The application site is located within a high risk area.
- 5.14 **County Highways** – No objections subject to conditioning that the parking and turning areas are surfaced in a bound material with clear parking bays.
- 5.15 **Nottinghamshire Police** - No objections subject to conditioning Secured by Design standards.
- 5.16 **County Lead Local Flood Authority** – No objections.
- 5.17 **Nottinghamshire Wildlife Trust** - No objections subject to conditioning an LEMP to include bird/bat boxes and habit creation within a comprehensive landscaping scheme.
- 5.18 **Sport England** – no further comments received to date.
- 5.19 **Tree officer** – no comments
- 5.20 **Resident comments:** Neighbouring properties were re-consulted for 14 days expiring 24/05/23. 22 Objections and 3 letters raising no objections were received.
 - Objections received repeated the above concerns raised in the first consultation period.
 - Other objections raised concerns in relation to having to book the MUGA / costs associated with use of the facilities and the possibility of the future expansion of the football club facilities.
 - It was recommended that the remaining green space should be legally protected.

6. Assessment

6.1 The main issues for consideration are the principle of the development, the impact of the development on the character and appearance of the area, its impact on the amenity of neighbouring properties and highway safety.

6.2 Principle of Development

6.2.1 Policy 12 - Local Services and Health Lifestyles of the Aligned Core Strategy (2014) states that new, extended or improved community facilities will be supported where they meet a local need. Policy 13 - Culture, Tourism and Sport of the Aligned Core Strategy (2014) states existing where appropriate, sporting facilities will be protected and their further development will be supported. Policy 16 – Green Infrastructure, Parks and Open Spaces of the Aligned Core Strategy (2014) advises parks and open space should be protected from development and deficiencies addressed in Part 2 Local Plans. Exceptions may be made if the development is a small part of the Green Infrastructure network

and will not be detrimental to its function, or the development is a use associated with parks and open spaces or if none of the above apply the park or open space is shown to be underused or undervalued.

6.2.2 In accordance with Policy 28 – Green Infrastructure Assets of the Part 2 Local Plan (2019), the site comprises of a playing pitch and as a result permission will not be granted for development that results in any harm or loss to the Green Infrastructure Asset, unless the benefits of development are clearly shown to outweigh the harm.

6.2.3 Paragraph 92 of the NPPF advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; and
- b) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

6.2.4 Paragraph 93 of the NPPF advises to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; and...
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

6.2.5 Paragraph 99 of the NPPF advises that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

6.2.6 A number of concerns have been raised by local residents about the reduction in green space and displacement of natural turf football pitches and cricket facilities. The proposal has been amended in response to concerns about the loss of green space and has been repositioned adjacent to the existing car park.

The proposed pavilion building will replace the existing pavilion. The new pavilion and MUGA will provide improved facilities for children and the wider community during all months of the year. The proposal comprises of areas for community sport, youth services, football and shared. The shared spaces will include teaching/lecture rooms and catering facilities. The proposed development will be used to provide multiple community and leisure purposes and is intended for use by the public and clubs throughout the week and weekend.

- 6.2.7 Policy 28 of the Part 2 Local Plan (2019) states development proposals which are likely to lead to increased use of green infrastructure assets, will be required to take reasonable opportunities to enhance green infrastructure assets. Whilst the proposed development would result in the partial loss of existing grassed playing fields, the proposed development offers significant benefits to the local community in respect of the pavilion building and enhanced sports facilities. It is noted that the long term proposal is to submit an application for a 3G pitch east of the new pavilion building, this is to be assessed in a subsequent application to enhance existing playing pitches.
- 6.2.8 After the first consultation, Sports England raised a number of concerns with the proposal due to the displacement of the cricket team with no alternative cricket playing area planned. Concerns raised related to the reduction of football playing pitches and sizing of the indoor badminton courts. Sport England had previously advised that the proposal failed meet one of the exceptions contained within Sports England Field Policy or with paragraph 99 of the NPPF.
- 6.2.9 The proposed community pavilion on the Hickings Lane recreational site would provide improved access to sport and leisure facilities and increased sporting opportunities for people of all ages within the local community. The proposal would also support a number of the Sport England planning for sports principles, including; encourage and secure wider community use of new and existing sport and physical activity provision and provide new opportunities to meet the needs of current and future generations. Mitigation for the impact on the cricket pitch is currently underway to ensure a suitable relocation that would replicate the current facility and considers the prospective use. Discussions are ongoing with the Local Planning Authority and England & Wales Cricket Board Regional Facilities and Nottinghamshire Club & League Officer. As such, a condition has been added requiring a cricket club relocation plan is submitted to the Local Planning Authority and approved prior to the opening of the new facility.
- 6.2.10 Sports England second response – to follow (discuss call in powers). Additional info about removal of the skate park.
- 6.2.11 The proposed development is for an indoor and outdoor facility for sport, the provision of which would be of significant benefit to the development of sport in this location which would outweigh any detriment caused by the loss, or prejudice to the use, of the area of the playing pitches.

6.2.12 It is therefore considered that the principal of development is acceptable subject to an assessment of the design of the proposal and the impact on neighbouring amenity and highway safety.

6.3 Design

6.3.1 The Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014 Policy 10 - Design and Enhancing Local Identity states that all new development should be designed to make a positive contribution to the public real and sense of place, reinforce valued local characteristics and have regard to the local context and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their setting.

6.3.2 The site is located on Hickings Lane recreation ground, consisting mostly of a grassed area used for cricket and football. The character of the site is predominantly residential including properties to the north, east, south and west of the site. The existing pavilion located in the south-west corner of the site is redundant and to be demolished. The existing bowling green and play area are to be retained. The existing basketball court would be removed as part of the proposed car parking extension within the north-west corner of the site.

6.3.3 In response to concerns raised by residents the layout, scale and design have been amended. The revised layout includes the pavilion building located adjacent the extended car park. The orientation of the building has been changed with the front elevation being west facing and the rear elevation facing Hickings Lane recreation ground. The proposed pavilion would be sited within the north-west part of the site set back from Hickings Lane by approximately 40m and set away from the eastern boundary of the site by approximately 120m. The MUGA would be located to the south of the pavilion building. The building is two storeys with a flat roof design which is staggered in height rising north to south. The front elevation includes a set back and a row of columns projecting from the front elevation of the pavilion building.

6.3.4 The design is contemporary and will be constructed using cladding and blockwork to help break up the block appearance of the proposed building. Use of full height windows on the ground floor will help create an active frontage. A community garden is proposed to replace the existing pavilion building and skate park which will help to improve the overall appearance of the scheme. A new pedestrian access would be created leading to the pavilion building. Covered cycle and bin storage would be located to the north of the pavilion building and a condition has been added requiring further details to be provided. Further to this, boundary treatment details have been conditioned to ensure appropriate fencing and hard surfacing is secured in relation to the proposed MUGA. The MUGA will be sited to the south of the pavilion building set back from Hickings Lane and therefore this would reduce the visual impact of this aspect.

6.3.5 It should be noted that on the amended plans that were submitted a small sub-station was shown adjacent to Hickings Lane. This has been removed from the proposed site plan (drawing number: 0102 Rev. P06) as it is likely the erection

of a sub-station subject to the relevant criteria contained within Part 15 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 6.3.6 There are a number of trees lining the site boundaries. The existing tree line fronting Hickings Lane would be retained. Additional tree planting is proposed and a landscaping condition has been added to ensure appropriate use of native planting is used. Some tree loss is required to accommodate the new pavilion building and the extended car park. Trees to be removed are set back from the highway and whilst the scheme has been designed to maximise tree retention, to offset any loss of trees tree planting can be included in the landscaping plan which has been conditioned.
- 6.3.7 To conclude, the design and scale of the proposed development is considered not to adversely impact the character and appearance of the locality.

6.4 Amenity

- 6.4.1 The proposed pavilion building would be set back 40m from Hickings Lane and 120m from the eastern boundary of the site. Due to the separation distance of the proposed community leisure building, there are limited concerns in terms of any potential overlooking, overbearing or overshadowing impact on any neighbouring residential properties. The opening hours of the proposed community leisure pavilion would be 08:00-22:00. Given the separation distance of the building from surrounding residential properties, it is considered that the proposed opening hours would not be detrimental to the amenity of neighbouring properties. The proposal includes a café and therefore a condition has been added in relation to details of suitable ventilation and filtration equipment to suppress and disperse odour from food preparations shall be provided prior to installation.
- 6.4.2 The location of the MUGA has been amended and has been reallocated to a central area of the recreation ground, to the south of the pavilion building. The proposed MUGA would be sited approximately 95m away from the eastern boundary of the site and 48m from the southern boundary of the site. To the north, east and south of the site includes residential properties. The Councils Environmental Health team have reviewed the submitted noise report and have provided no objections. Most sensitive properties to the MUGA include properties off Hickings Lane to the north, West Avenue and West Cross Avenue to the east, Tevery Close to the south-east, Savile Close to the south and Hemlock Avenue to the south-west. The plant/equipment assessment results have shown that the rated level of noise, falls below the typical daytime background sound levels at the closest receptors by more than 5dB and therefore impacts are concluded to be negligible. On this basis, no mitigation is proposed for the operation of plant associated with the proposed pavilion. The assessment of MUGA noise has shown noise levels at receptor locations would be below the threshold for moderate annoyance. Noise from the use of the MUGA may still be noticeable but not intrusive, therefore, it is concluded the use of the MUGA would have no observed adverse effect at Noise Sensitive Receptor (NSR) locations. Other proposed site uses including football training

and matches already form part of the existing use of the site, and therefore, whilst noise from the activities may still be noticeable, it is unlikely to be intrusive. Therefore, it is considered that these activities would have no observed adverse effect at NSR locations.

6.4.3 Further to this, a lighting plan has been provided which indicates light spillage from the proposed lighting. Environmental Health have raised no concerns with the proposed lighting in association with the MUGA which appear in be with the current guidance from the institute of lighting professionals regarding controlling light spillage. Any floodlight lighting associated with the proposed MUGA shall only be used Monday to Sunday 8.30am – 9pm to protect the amenity of neighbouring properties from excessive operation noise and light pollution. Given the separation distances of the proposed MUGA from the nearest surrounding neighbouring properties, it is considered that noise or light pollution would not be significantly detrimental to the amenity of any neighbouring properties.

6.4.4 The Councils Environmental Health team have requested that a construction and demolition method statement is conditioned in the interests of protecting the amenity of any neighbouring properties.

6.4.5 To conclude on amenity, it is considered the proposed development will have no significant impact on neighbour amenity.

6.5 Highway Safety

6.5.1 The existing site access will be retained off Hickings Lane and is considered to be a sufficient width for the proposal to allow a two-way flow of traffic. The principal entrance for pedestrians is proposed to the north of the site through a new gated entrance from Hickings Lane. Emergency services can easily access the proposed building via the main vehicle access from Hickings Lane.

6.5.2 A number of concerns have been raised in respect of the amount of parking provided to accommodate busy periods during football matches whilst other parts of the pavilion are being used at the same time. The site is proposed to include 80 general parking spaces and 5 accessible parking spaces. There will be 20 covered cycle spaces provided adjacent to the community leisure building. County Highways have provided no objections to the proposed development. It is considered that the site provides sufficient car parking for the scale of the proposed development and would not be detrimental to the safety or capacity of the highway.

6.6 Developer Contributions

6.6.1 The County Council have requested a fee of £15,600 towards improving the bus stop infrastructure to two bus stops on Hickings Lane denoted BR0137 and BR0149 Pasture Road and shall include raised boarding kerbs at BR0137 and a real time bus stop pole and display including electrical connections at BR0149, to supplement this development. However, as part of the wider

enhancement works provided in Stapleford through the Town Deal work, £4.6 million has been invested in a safer cycling scheme for Stapleford. This will include 3km of new cycle paths to be constructed around Stapleford town centre to reduce traffic and congestion and enhance cycling as an alternative mode of transport. Further a cycling proficiency track has been constructed at Ilkeston Road recreation ground and concurrently Ridewise are delivering free repairs, training, servicing, route planning and general advice to cyclists out of a purpose built cycle hub in the same location. To date this project has been hugely successful. Consequently, it is considered that the wider benefits of the Stapleford Town Deal, in promoting and encouraging alternative transport provision is acceptable and any further contributions in this area are unjustified. Therefore, it is not considered that this proposal is contrary to Policy 19: Developer Contributions of the Aligned Core Strategy (2014) and Policy 32: Developer Contributions of the Part 2 Local Plan (2019).

6.7 Sustainability and Climate Change

6.7.1 The proposed development uses a low-carbon approach which comprises of a highly insulated development and renewable energy generation. The use of electrically powered air source heat pumps, photovoltaic panels and a fabric first construction will ensure that the scheme has been designed in consideration of Part 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF. As such, a condition has been added requiring full details of the design and management of any renewable energy structures on site.

6.8 Other Matters

6.8.1 The application site is located within a high risk area therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The application is supported by a Phase 1 Geo-Environmental Desk Study, dated January 2023 and prepared by Mewies Engineering Consultants Ltd. The report authors recommend that further investigatory works are carried out on site to confirm if shallow coal seams have been worked and to inform any remedial works necessary. The Coal Authority have been consulted and have provided no objections subject to conditioning a scheme of intrusive site investigations to be carried out on site to establish the risks to the development by past coal mining activity and any remedial works required. As such, this has been conditioned accordingly.

6.8.2 A number of concerns have been raised in relation to the impact on ecology and loss of trees. The proposed development includes the demolition of the existing pavilion building and the removal of a number of trees to accommodate the extended car park area and pavilion. The Councils tree officer has reviewed the submitted tree survey and has provided no objections. Trees to be removed are considered not worthy of protection. The location of the pavilion has been

selected to avoid major disruption to the works to the existing landscaping and leisure spaces. There are a number of trees lining the site boundary to Hickings Lane, a mature hedge and tree line exists, which will be retained. However, there will be some loss of existing biodiversity across the site. It is proposed to plant a number of native species trees with the majority to the perimeter of the site in particular to the south east edge to provide screening to the neighbouring properties.

- 6.8.3 A full ecology report and bat survey has been undertaken and no evidence of bats were found within the pavilion building. Nottinghamshire Wildlife have reviewed the ecology report and provided no objections subject to conditioning a Landscape and Ecology Management Plan to ensure the development delivers a biodiversity net gain.
- 6.8.4 Concerns were previously raised by local residents in relation to the siting of the building reducing natural surveillance on the Hickings Lane recreation ground and therefore increase potential criminal activities. Moreover, concerns have been raised in respect of the proposal increasing potential anti-social behaviour in this location associated with the new pavilion. The revised layout has been designed in consideration of concerns raised in relation to the siting of the pavilion. Nottinghamshire Police have been consulted and no objections have been provided. A Secure by Design condition has been proposed in the interests of reducing the potential for crime.

7. Conclusion

- 7.1 The benefits of the proposal are that the development would deliver a new community and leisure pavilion building. The proposal includes a MUGA which offers health benefits to children and the wider community. The proposed development includes a car park extension to ensure adequate off street car parking is provided.
- 7.2 The design has been carefully considered to ensure the proposal would positively integrate within the street scene in this location including use of contemporary materials. The implementation of a community garden to replace the existing pavilion will help to enhance the appearance of the scheme.
- 7.3 Finally, the proposed development has been designed to ensure there is no significant impact in terms of any potential overlooking, overbearing or overshadowing impact. Further to this, any potential noise or light pollution associated with the MUGA has been mitigated.
- 7.4 On balance, it is considered that any potential concerns would be outweighed by the benefits of the scheme, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.
- 7.5 It is recommended that conditional planning permission be granted subject to conditions outlined in the appendix.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:</p>	
<p>1.</p>	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</p>
<p>2.</p>	<p>The development hereby permitted shall be carried out in accordance with the following plans:</p> <ul style="list-style-type: none"> • Site Location Plan • Utility Survey 45652_T_UG Rev. 0 • Topographical Survey 45652_T Rev. 0 • Existing Site Plan 0101 Rev. P02 • Existing Building 0016 Rev. P01 <p>(All received by the Local Planning Authority 19/01/23)</p> <ul style="list-style-type: none"> • Proposed Floor Plans 0010 Rev. P06 • Proposed Roof Level Plan 0012 Rev. P04 • Proposed Elevations 0015 Rev. P05 <p>(All received by the Local Planning Authority 04/05/23).</p> <ul style="list-style-type: none"> • Proposed Site Plan 0102 Rev. P06 <p>(Received by the Local Planning Authority 25/05/23).</p> <p>Reason: For the avoidance of doubt.</p>
<p>3.</p>	<p>No development above slab level shall commence until samples/details of the proposed external facing materials have been submitted to and agreed in writing by the Local Planning Authority and the development shall be constructed only in accordance with those details.</p> <p>Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 – Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>

<p>4.</p>	<p>a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.</p> <p>b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-</p> <p>(i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and</p> <p>(ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.</p> <p>Reason: In the interest of public health and safety in accordance with Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
<p>5.</p>	<p>No development shall commence until;</p> <p>a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;</p> <p>b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.</p> <p>The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.</p> <p>Reason: In the interest of public health and safety in accordance with Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
<p>6.</p>	<p>No above ground works shall take place until a landscaping scheme has been submitted to and approved by the Local</p>

	<p>Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> (a) numbers, types, sizes and positions of proposed trees and shrubs (b) proposed boundary treatments (c) proposed hard surfacing treatment (d) proposed lighting details (e) planting, seeding/turfing of other soft landscape areas (f) proposed retaining walls or similar structures <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p>Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with Policy 10 - Design and Enhancing Local Identity of the of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>7.</p>	<p>Prior to the commencement of the development, a detailed Landscape and Ecological Management Plan shall be submitted to and approved and by the Local Planning Authority. The Landscape and Ecological Management Plan shall include enhancement measures and habitat creation. The development shall be implemented in accordance with the approved Landscape and Ecological Management Plan unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of securing an environmental net gain in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</p>
<p>8.</p>	<p>No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method</p>

	<p>Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:</p> <ul style="list-style-type: none"> a) The means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction / demolition the development; e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and f) details of dust and noise suppression to be used during the construction phase. g) a scheme for the identification and safe removal of asbestos containing material. <p>The approved statement shall be adhered to throughout the construction period.</p> <p>Reason: To protect the amenity of neighbouring residents in accordance with Policy 10 – Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>9.</p>	<p>Prior to the commencement of any development that may affect the function use as a cricket pitch, a cricket club relocation plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be carried out in accordance with the details.</p> <p>Reason: To ensure suitable relocation of the cricket club is secured in accordance with the aims within Part 8 - Promoting healthy and safe communities of the of the National Planning Policy Framework 2021.</p>
<p>10.</p>	<p>Prior to the commencement of the development, a detailed renewable energy and sustainability management plan shall be submitted to and approved by the Local Planning Authority. Details should include the siting, design and required maintenance of any renewable energy structures. The renewable energy and sustainability management plan shall be in accordance with the recommendations contained within the Energy Statement dated 12th May 2023.</p> <p>Reason: In the interests of sustainability in accordance with Policy 1 - Climate Change of the Aligned Core Strategy Part 1 Local Plan</p>

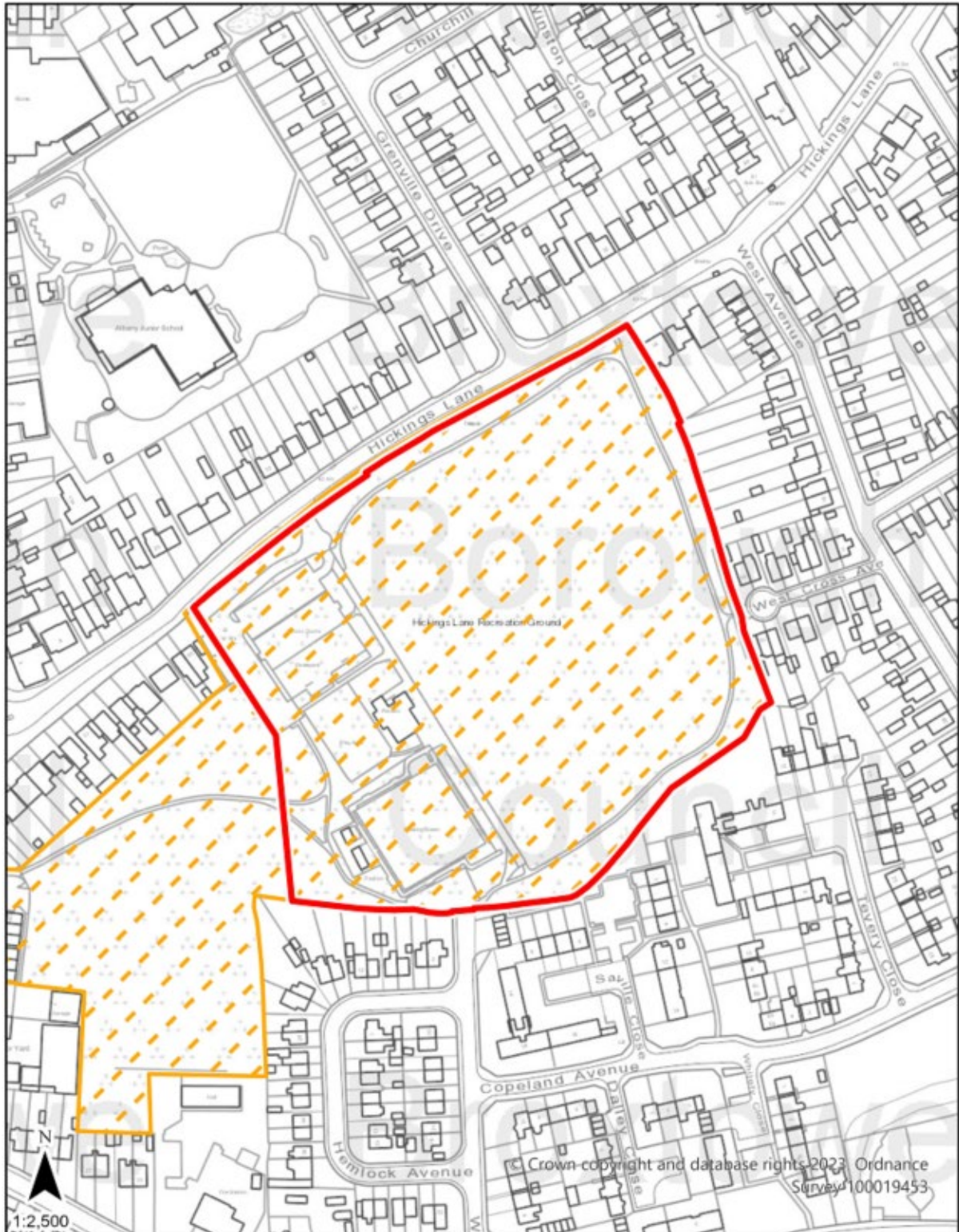
	2014 and Part 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF 2021.
11.	<p>Prior to development being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.</p> <p>Reason: In the interest of public health and safety in accordance with Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
12.	<p>Suitable ventilation and filtration equipment shall be installed to suppress and disperse odour created from food preparation operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer’s instructions for as long as the proposed use continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority prior to the installation of the any ventilation and filtration equipment. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.</p> <p>Reason: To protect nearby occupiers from excessive odour in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
12.	<p>No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number SCP - LFA - XX - XX - DR - A – 0102 S2 PO6. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.</p> <p>Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>

<p>13.</p>	<p>No part of the development shall be brought into use until illustrative details of the siting and design of the bin and cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority and the development shall be constructed only in accordance with those details.</p> <p>Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 – Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>14.</p>	<p>No part of the development shall be brought into use until a scheme detailing the developments adherence to Secured by Design principles has been submitted to and approved in writing by the Local Planning Authority. All measures detailed in the scheme shall thereafter be implemented and within an agreed timeframe which shall be set out in the submitted details.</p> <p>Reason: To reduce the potential for crime in accordance with Part 8 - Promoting healthy and safe communities of the National Planning Policy Framework 2021.</p>
<p>15.</p>	<p>Any floodlighting installed and operated by way of this permission shall be installed and maintained in line with the current guidance from the institute of lighting engineers ‘Reduction of obtrusive Light’ guidance for the duration of the permitted use.</p> <p>Reason: To protect nearby residents and road users from excessive light pollution in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
<p>16.</p>	<p>The floodlit MUGA shall only be used at the following times: Monday to Sunday 08.30-21.00 only.</p> <p>Reason: To protect nearby residents and road users from excessive operational noise and light pollution in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
<p>17.</p>	<p>The pavilion building shall not be used except between 08.00 – 22.00 Monday to Sundays without the prior agreement in writing of the Local Planning Authority.</p> <p>Reason: To protect existing residents from noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 –</p>



	Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.
18.	<p>No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.</p> <p>Reason: To protect nearby occupiers from excessive construction noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
19.	<p>The hereby permitted development shall be carried out in accordance with the recommendations contained within Section 6.3 of the Sustainable FRA and Drainage Strategy by Tunstall Smith King dated May 2023.</p> <p>Reason: In the interests of flood risk in accordance with Policy 1 - Climate Change of the Aligned Core Strategy Part 1 Local Plan 2014 and Part 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF 2021.</p>
20.	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p>Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The applicant is advised that the proposed will require a Food Registration. Please contact the Councils Environmental Health Department on Tel 0115 9173485.

3.	The internal layout, design and construction of the premises must meet the current Food Safety and Health and Safety requirements. The applicant must therefore contact the councils Food and Occupational Safety Section on tel :01159173485.
4.	The applicant is advised that the proposed may require a Premises Licence. Please contact the Councils Licensing Department on Tel 0115 9173485.

Site Location Plan



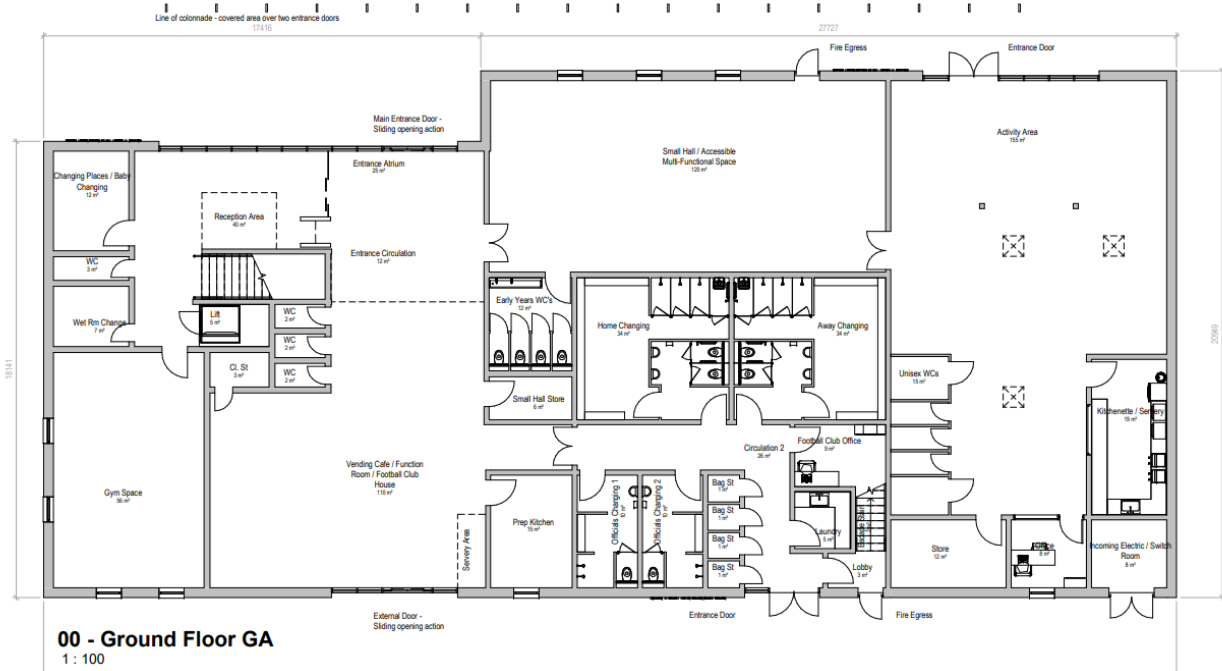
Legend

-  Site Outline
-  Open Spaces

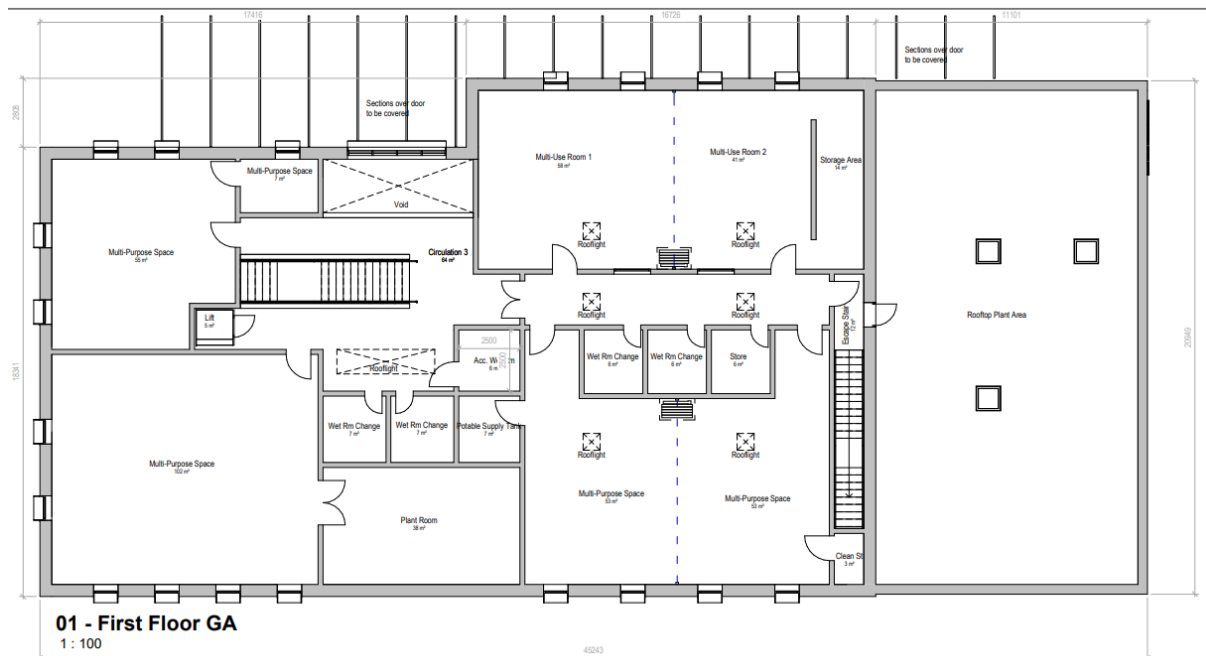
Proposed Site Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Elevations



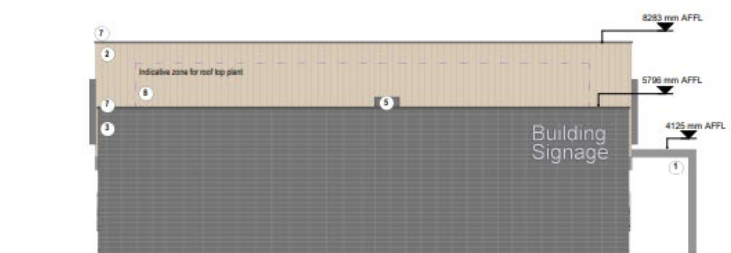
EL01 - North - Front Elevation
1 : 100



EL02 - West - Side Elevation
1 : 100



EL03 - South - Rear Elevation
1 : 100



EL04 - East - Side Elevation
1 : 100

Photos

Existing access to be used



Existing car park to be extended



Existing basketball court to be replaced by car park extension



Existing skate park to be replaced by community garden



Existing cricket club playing pitch



Location of new pavilion



Existing pavilion to be demolished



Location of MUGA



Report of the Chief Executive

APPLICATION NUMBER:	23/00082/FUL
LOCATION:	Cochon Villa, Grange Estate, Robinettes Lane, Cossall, Nottinghamshire, NG16 2RX
PROPOSAL:	Construct single storey extension with mezzanine level to west elevation following demolition of existing conservatory

The application is brought to the Committee at request of Councillor D D Pringle.

1 Purpose of the Report

1.1 The application seeks full planning permission for the construction of a single storey extension.

2 Recommendation

The Committee is asked to resolve that planning permission is refused subject to the reasons outlined in the appendix.

3 Detail

3.1 The application seeks planning permission for the demolition of the existing conservatory (retaining the basement) and the construction of a single storey extension with a mezzanine floor to a domestic dwelling

3.2 The dwelling is an extended two storey detached dwelling in large plot in a rural location, within the Nottinghamshire Green Belt.

3.3 The recommendation has been put forward using the submitted plans that considers the extension would have a volume increase of 119%.

3.4 The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity.

3.5 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers. The negative impacts are the inappropriateness of the development in Green Belt and the scale and design of the proposed side extension on the character and appearance of the building and the area.

3.6 The Committee is asked to resolve that planning permission be refused for the reason set out in the appendix.

4 Financial Implications

- 4.1 There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

- 5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

- 6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7 Background Papers

- 7.1 None submitted

APPENDIX**1 Details of the Application**

- 1.1 The proposal seeks to demolish the existing conservatory and retain the basement and the construction of a single storey side extension with a mezzanine floor. The agent declined to amend the application to reduce the extension in size and so the recommendation has been put forward using the submitted plans received at validation.
- 1.2 The single storey side extension has been designed to be subordinate by stepping the eaves and ridge down from the dwelling. The extension has an unusual roof arrangement and apex windows creating a wall of glass on the western elevation looking over the applicant's garden. The extension measures 5.9m in length, 5.7m wide and 4.1 to the eaves on the southern elevation and 2.6m to the eaves on the northern elevation and 6.9m to the ridge. To access the basement there will be a traditional staircase installed and a spiral stair cases to access the mezzanine floor. There will be a total of nine roof lights, three to the southern elevation and six to the northern elevation. The extension will create a garden room accessed off the existing dining room.
- 1.3 The application form states that the extension will be constructed out of matching materials to the host dwelling.

2 Site and Surroundings

- 2.1 The application property is a substantially extended detached dwelling constructed out of brick and concrete tiles. The property is located down a private access track in a rural location with a cluster of dwellings to the south and south west of the site, a farm to the east and a detached dwelling to the north. The application site is within the Nottinghamshire Green Belt.

3 Relevant Planning History

- 3.1 There are several applications for the dwelling dating back from 1974, but the main domestic extensions start in 1982.
- 3.2 82/00088/FUL refers to the construction of the two storey side.
- 3.3 87/00676/FUL refers to the construction of the conservatory and basement.
- 3.4 94/00077/FUL refers to the porch conservatory to the principal elevation.
- 3.5 The rear extension creating the kitchen/dinner, boot room and utility there are no planning records.

4 Relevant Policies and Guidance

- 4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

4.1.2 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 3: Green Belt
- Policy 10: Design and Enhancing Local Identity

4.2 Part 2 Local Plan 2019:

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity

4.3 National Planning Policy Framework (NPPF) 2021:

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision making
- Section 12 – Achieving well designed places
- Section 13 – Protecting Green Belt

5 Consultations

5.1 A total of three neighbours were consulted and no objections have been received.

5.2 Councillors & Parish/Town Councils:

- Councillor D Pringle – requested the application be determined by Planning Committee.
- Councillor L A Ball – No comment
- Cossall Parish Council – No comments received

6 Assessment

6.1 The main issues for consideration are whether or not the principal of development is acceptable in the Green Belt, the design and appearance of the proposal and its impact on neighbouring amenity.

7 Principal of development and Green Belt

7.1 The application site is washed over by Green Belt, and therefore the principal of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in Green Belt will be determined in accordance with the NPPF. Paragraph 145 of the NPPF states that Local Planning Authority should regard the construction of new building as inappropriate in Green Belt, although an exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original

building. Policy 8 states that additions which results in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

- 7.2 As stated in the planning history the original dwelling has been extended to all elevations and the proposal seeks to demolish the existing conservatory to facilitate the single storey side extension described as a garden room on the plans. The volume of the original dwelling has been calculated to be 452m squared, the dwelling volume with all existing extensions is 806.9m squared and the conservatory to be demolished is 102.5m squared. The proposed extension on top of the existing basement will be 185.6m squared and so the total volume of the dwelling including the proposal will be 992.5m squared which would be an increase of 119% of the original volume.
- 7.3 The proposed single storey side extension will exceed the 30% volume increase which would be considered a limited addition to the original dwelling and therefore an exception to inappropriate development in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in Green Belt.

8 Design and scale

- 8.1 Policy 10 (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development. Policy 17 (4a) states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.
- 8.2 The design of the single storey side extension has been designed to be a modern extension with a feature apex window looking on to the enclosed private garden area and to be constructed out of matching materials to the host dwelling. The roof design has been considered to mirror the end gable of the host dwelling but having a similar pitched high gable adding character to the extension. Given the existing mature boundary running along the southern, western and northern boundary it is considered the proposal cannot be seen from the public realm and the proposal will be a visual improvement to the dwelling.

9. Amenity

- 9.1 Policy 10 (f) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 9.2 The position of the proposed single storey side extension to the western elevation is a significant distance away from any residential dwellings due to the size of the site. It is considered the garden room to the side extension will not have any significant impact on the residential amenity of the adjoining dwelling.

10 Highway Safety

10.1 There is an existing vehicular access to the site and there are no proposed changes to this arrangement. There is adequate parking provision within the site for off road parking.

11 Planning Balance

11.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupier and would not have a significant impact on neighbour amenity.

11.2 The negative impact is that the development would be inappropriate within the Green Belt and the applicant has not demonstrated very special circumstances which would allow for development over and above the allowed 30% and that the proposed two storey side extension represents an overly prominent addition that would be out of keeping with the character of the surrounding area.

11.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

12 Conclusion

12.1 Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	The proposed extension constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other material considerations that justify treating this proposal as an exception.
	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.

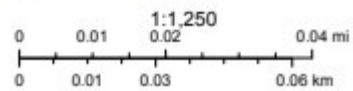
Map

23/00082/FUL -Cochon Villa Grange Estate Robinettes Lane Cossall



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-  Green Belt
-  Group TPO
-  Site



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Photographs



Principal elevation (southern elevation)



Principal elevation looking west

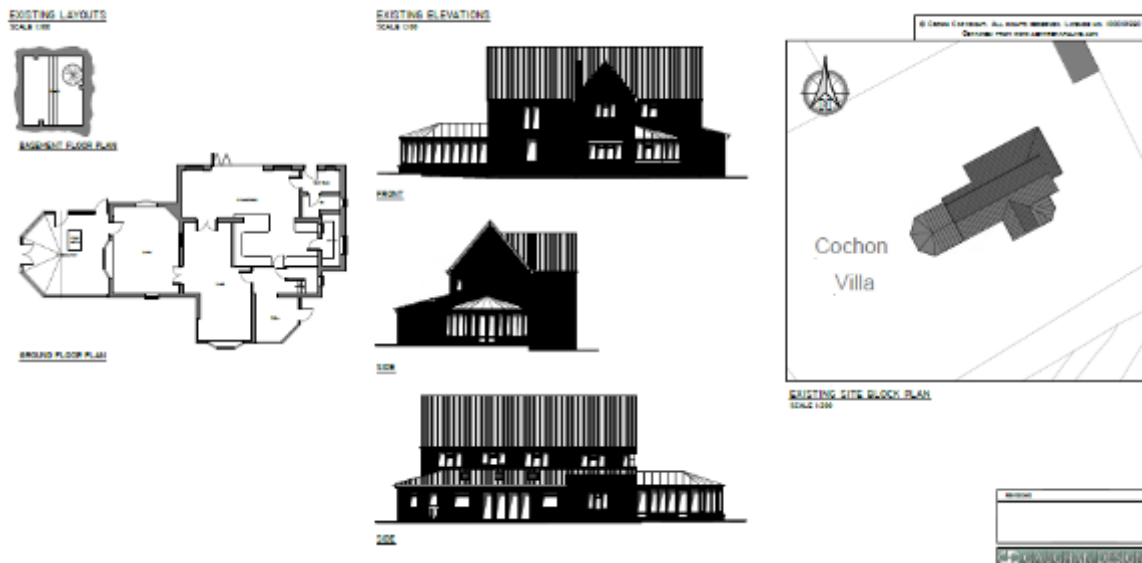


Side elevation (western elevation)

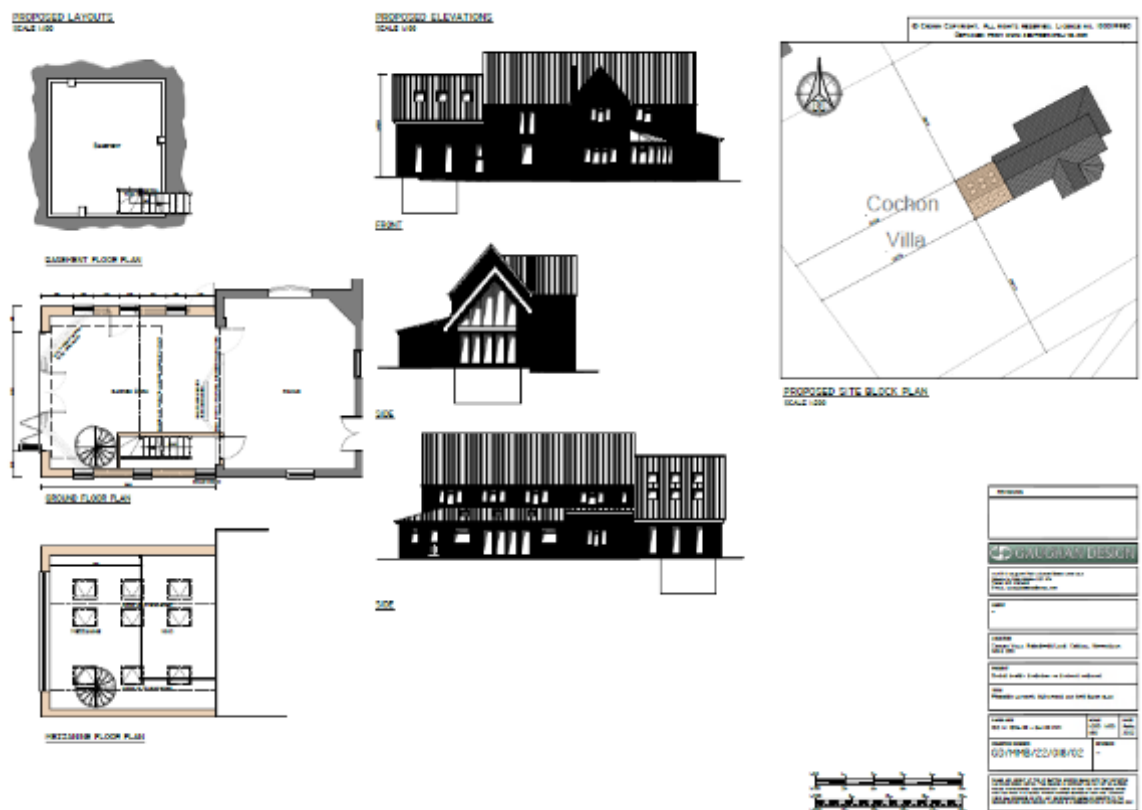


Principal elevation looking west

Plans (not to scale)



Existing elevations, floor plan and block plan



Proposed elevations, floor plans and block plan



Site location plan showing the site and nearest dwellings

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	21/00849/FUL
LOCATION:	Land to Rear of 179 High Road, Chilwell Nottinghamshire, NG9 5BA
PROPOSAL:	Construct two storey dwelling

RECOMMENDATION BY OFFICER - REFUSE

REASON FOR REFUSAL –

1. The proposed building by virtue of its siting, footprint, scale, form and style represents unsatisfactory development which is out of keeping with the character of the Chilwell Conservation Area, contrary to Policy 23 of the Part 2 Local Plan 2019 and Part 16 of the NPPF.
2. The proposal would not provide acceptable amenity space, outlook or natural light for future occupiers, contrary to Policy 17 of the Part 2 Local Plan 2019 and Part 12 of the NPPF.

LEVEL OF DECISION: DELEGATED

APPEAL DISMISSED

The Inspector considered the main issues to be the effect of the development on the character and appearance of Chilwell Conservation Area; and whether future occupiers would have acceptable living conditions having regard to garden space, outlook and daylight.

The Inspector considered the appeal site and that the key features of the Chilwell Conservation Area Appraisal (CCAA) that are relevant to this appeal are the historic buildings, including 179, and the tall mature Walnut Tree within the site. The Inspector found on their site visit that the site was not visible from the High Road, but that the Walnut Tree was. The site was also visible from The Twitchell and the windows of a number of surrounding houses, and would be seen in the context of the adjacent historic building.

The Inspector notes that the CCAA identifies that one of the threats to the CA is the development of gap sites which contribute to a loss of character. They stated although the proposed two storey height is similar to neighbouring houses, the rear elevation has little design detail with no first floor windows which would be unusual. The building would also partly screen the attractive mature Walnut Tree from this aspect. The lack of design detail, accentuated by its height and mass, would present a dominant and intrusive addition, which would not integrate with the surrounding development and harm the character of the CA.

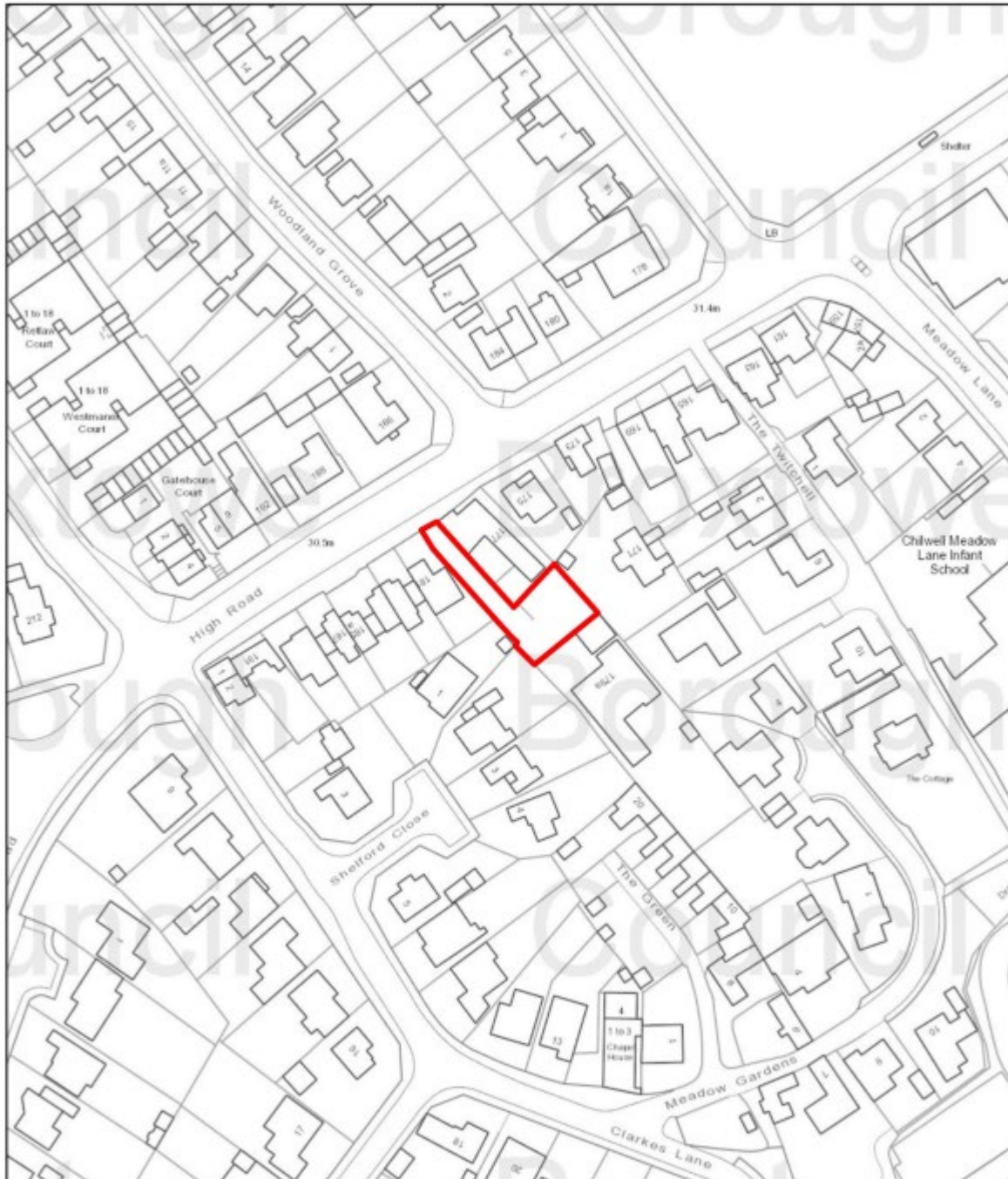
The Inspector continued the front design whilst more detailed would have little in common with neighbouring modern houses and would also not integrate with the rear of the adjacent historic building. Consequently, the design does not reflect the character of the CA. The proposal would not preserve the character of the CA. In relation to paragraph 196 of the National Planning Policy Framework, whilst the harm to the significance of the CA would be less than substantial, there are no public benefits that would outweigh that harm. The proposal is contrary to Policy 23 of Broxtowe Borough Council, Part 2 Local Plan 2018-2028 adopted October 2019 (LP) and relevant policies including those in chapter 16 of the National Planning

Policy Framework. These policies seek, amongst other things whether new development conserves or enhances the historic environment.

In regard to living conditions, the Inspector noted that the garden would be subject to tree litter and not sufficient to provide acceptable living conditions for occupants of this house. Most of the ground floor windows would be screened by the existing boundary treatment, both the main living room and dining room windows would suffer from an unacceptable sense of enclosure. With vegetation contributing to significant shading to all ground floor windows leading to a lack of daylight, especially during the summer months, providing unacceptable living standards for occupants using these rooms. Concluding that the proposed development would fail to create acceptable living conditions for occupiers of the proposed house, with particular regard to the size and practicality of the garden space, outlook and daylight.

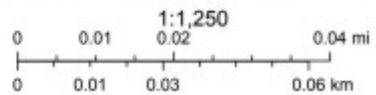
In relation to the issue of land ownership which has been raised by an interested party and responded to by the appellant, the Inspector stated that an appellant does not have to own a site to seek planning permission, but in any case, based on the evidence, there is no reason to conclude that they did not submit the correct ownership certificate. In any event, as the Inspector was dismissing the appeal for the reasons stated and not granting planning permission, land ownership matters would not have had a direct bearing on the decision.

Land To Rear Of 179 High Road Chilwell Nottinghamshire NG9 5BA



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 Site



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Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	22/00227/CLUP
LOCATION:	25 Broadgate, Beeston
PROPOSAL:	Certificate of lawfulness for proposed change of use from dwelling house (Class C3) to House in Multiple Occupation (HMO) (C4)

APPEAL ALLOWED

RECOMMENDATION BY OFFICER - REFUSE

REASON FOR REFUSAL –

At the time of the application the house is being used as a family home (dwellinghouse) falling within Use Class C3. The evidence provided failed to demonstrate that the property known as 25 Broadgate, Beeston NG9 2HD would be occupied, before 26 March 2022, by persons who do not form a single household and therefore, the use as a HMO has not been instituted at the time Article 4 Direction came into force. The application for proposed use as HMO would therefore breach Section 192 (2) of the Town and Country Planning Act (1990).

LEVEL OF DECISION: DELEGATED

The inspector considered the main issue arising is whether, on 11 March 2022, it would have been lawful to have changed the use of the property from a dwellinghouse in Class C3 of the Schedule to the Use Classes Order to a small house in multiple occupation falling within Class C4 of that same Order.

REASONS

The Planning Inspector notes that permission to change the use of houses from C3 to C4 in this way is conferred by Class L of Part 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Such permitted development rights may be withdrawn, including by what are known as Article 4 Directions made by the Local Planning Authority. Broxtowe Borough Council’s Article 4 Direction was confirmed on 25 March 2021, taking effect on 26 March 2022.

The Inspector noted that the application was made on 11 March 2022 and the Council’s view was that, with the imminent coming into effect of the Direction, the proposed change of use was not lawful at the time of the application because they were not satisfied of any realistic prospect of the change of use actually happening before the Direction came into force. The Inspector states that as, on the date on the application no Article 4 Direction was in force, the change of use proposed by the appellant would have been lawful and as such a certificate will be granted.

However, the Planning Inspector notes that this may not assist the appellant. The appellant has confirmed that no change of use had taken place before the Direction came into force, and the question arising on this appeal does not involve determining whether such a change would, if made now, be lawful. The coming into force of an Article 4

Direction restricting the application of the particular permitted development rights relied upon is a matter potentially relevant to determining such lawfulness.

CONCLUSION

For the reasons given above, the Inspector concluded, on the evidence available, the Council's refusal to grant a certificate of lawful use or development in respect of a change of use from dwellinghouse (Class C3) to a house in multiple occupation (Class C4) at 25 Broadgate, Beeston, was not well-founded and that the appeal should succeed.

The appeal is allowed and attached to the decision is a certificate of lawful use describing the proposed use which is considered to have been lawful at the time of the application.

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	22/00421/FUL
LOCATION:	86 Baker Road Newthorpe Nottinghamshire NG16 2DP
PROPOSAL:	Construct ground floor front and rear extension and hip to gable roof conversion with dormer windows.

RECOMMENDATION BY OFFICER - REFUSAL

REASON FOR REFUSAL –

1. The proposal to create two single storey extensions, hip to gable extension, increase in ridge height, two pitched dormers, a flat roof dormer and solar panels to a modest bungalow would have a negative impact and would be highly visible within the street scene. The roof design would result in a miss balanced and top heavy roof arrangement and would be out of character of the street scene to the detriment of the visual amenity of the area. Accordingly, the proposed development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to these policies.

APPEAL DISMISSED

The proposal is to substantially alter and extend the dwelling by constructing ground floor front and rear extensions, a hip to gable roof extension and dormers to the principal and rear elevation along with the addition of solar panels.

The Inspector considered the main issue is the effect of the proposal on the character and appearance of both the existing dwelling and the street scene.

The Inspector noted the other dwellings in the vicinity of the appeal site vary in terms of their size, age and appearance. This included two storey houses and single storey bungalows, of which some had been extended and altered. The Inspector noted the neighbouring property at 84 Baker Road had been extended and altered.

The Inspector considered that the alteration to the dwelling would not have a harmful effect on the character or appearance of the dwelling. However, with regard to the street scene the Inspector noted the increase bulk and height of the roof would appear visually dominant and over prominent resulting the roof being taller than the dwellings either side (including the recently extended height of 84 Baker Road).

The Inspector agreed with the Council that given the housing types along Baker Road the principal of extending and the renovation and modernisation of the property would be acceptable.

Notwithstanding this, the Inspector found the proposal would have an unacceptable effect on the character and appearance of the street scene and therefore, it would conflict with the policies within the Development Plan.

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Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	22/00548/FUL
LOCATION:	Land Opposite 7 Coopers Green, Beeston, Nottinghamshire, NG8 2RP
PROPOSAL:	Construct dwelling

RECOMMENDATION BY OFFICER - REFUSAL

REASON FOR REFUSAL –

1. The proposal would result in a detached dwelling, and associated works, detrimentally affecting the openness of the land, on a Protected Open Area and Prominent Area for Special Protection (PASP) designation, where openness is a key characteristic. Further to this, the site currently allows views to the south, west and north, from both the road and Public Footpath 106 and provides an important visual break and setting to the existing character of the immediate area. The development proposed would detract from this setting. The proposal therefore fails to accord with Policy 28 of Broxtowe Borough Council Aligned Core Strategy Local Plan Part 1 and Policy 31 Part 2 Local Plan 2019.

2. No other properties of a comparable cumulative size, massing, scale and design are in the immediate area and therefore it is considered this would be out of keeping with the street scene and locality. The development is therefore contrary to Policy 17 of the of Broxtowe Borough Council Aligned Core Strategy Local Plan Part 1 which states that development should integrate into its surroundings and Policy 10 of the Part 2 Local Plan 2019 which states that massing, scale and proportion will be a consideration when assessing development.

APPEAL DISMISSED

The proposal is to construct a dwelling, parking and garden on a vacant parcel of land.

The Inspector considered the main issues are the effect of the proposed development on Green Infrastructure Assets and on the character and appearance of the street scene.

The Inspector noted the appeal site is undeveloped land at the southern end of a residential cul de sac, and the Inspector agreed with the Council that a significant proportion of the site is located on land identified by the development plan as forming part of the three different Green Infrastructure Assets (GIA's). These assets are Bramcote Ridge Prominent Area for Special Protection (PASP), Alexandra Plantation Local Wildlife Site and Informal Open Space (IOS).

The Inspector acknowledged the site is enclosed by a post and rail fence and has been cleared of undergrowth to leave grassland, together with a few modest trees towards the rear of the site. However, whilst the fence prevents public access its open and green nature means that visually it makes a positive contribution to the PASP and IOS.

The Inspector stated that the split level bungalow and off road parking along with the associated domestic paraphernalia the proposed development would urbanise the site and

considerably reduce its openness. The harm caused by the loss of part of this PASP and IOS to built development and the associated urbanising effect would be significant.

Coopers Green is characterised by closely spaced detached dwellings with open front gardens. The open, green nature of the appeal site and land next to it creates an attractive landscape setting for the street and introduces a sense of spaciousness to it. The Inspector considered that the development would urbanise the site and result in the loss of much of its open, green character. Also, the tall front roof of the proposed split level bungalow would also result in a dwelling with top heavy appearance that would be out of keeping with the design of other well-proportioned bungalows along the street.

The Inspector noted the other considerations put forward in favour of the proposal. The benefits of its contribution towards meeting the housing delivery target, the demand for this type of dwelling in the local area, the economic benefits during construction and facilities that a further household would bring. The Inspector concluded that these considerations are insufficient to outweigh the harm that would be caused to the GIAs and the character and appearance of the area and the resulting in non-compliance that would occur with the development plan.

The Inspector concluded that the proposal would cause significant harm to two GIAs, Bramcote Ridge PASP and IOS Coopers Green Open Space. The proposal would cause demonstrable harm to the character and appearance of the area.

Appeal dismissed

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
13 February 2023 TO 19 May 2023**

CONTENTS

Planning applications dealt with under Delegated Powers

Please note: This list is now prepared in WARD order (alphabetically)

BROXTOWE BOROUGH COUNCIL
DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

P L A N N I N G A P P L I C A T I O N S D E T E R M I N E D B Y
D E V E L O P M E N T C O N T R O L

ATTENBOROUGH & CHILWELL EAST WARD

Applicant	:	Mr. Nick Wright J. Wright Properties Ltd.	22/00795/FUL
Site Address	:	108 Long Lane Attenborough Nottinghamshire NG9 6BW	
Proposal	:	Construct detached dwelling, including demolition of garage	
Decision	:	Refusal	
Applicant	:	Mrs Jill Margeson	22/00852/FUL
Site Address	:	77 Bramcote Avenue Chilwell Nottinghamshire NG9 4DW	
Proposal	:	Construct decking to the rear of the property	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Gary Clegg T E Clegg Building Design Ltd	22/00853/FUL
Site Address	:	9 Hallams Lane Chilwell Nottinghamshire NG9 5FH	
Proposal	:	Construct bungalow, garage, walls and alterations to driveways. Demolition of garage	
Decision	:	Conditional Permission	
Applicant	:	Mr Goodman Smith	22/00875/FUL
Site Address	:	200 Bramcote Lane Chilwell Nottinghamshire NG9 4EX	
Proposal	:	Construct single storey rear extension, front porch, loft conversion with front/rear dormers and external alterations.	
Decision	:	Conditional Permission	
Applicant	:	Corona Vulcan Chilwell Limited	23/00016/VOC
Site Address	:	Unit 6A, Unit 6B And Unit 4 Chilwell Retail Park Barton Lane Attenborough Nottinghamshire	
Proposal	:	Removal of condition 8 of reference 89/00746/FUL to allow flexibility for the sale of food in Unit 6a or Unit 6b as an alternative to the sale of food permitted in Unit 4	
Decision	:	Conditional Permission	
Applicant	:	Mr C Hare & Ms A Rowell	23/00026/FUL
Site Address	:	3 Barratt Crescent Attenborough Nottinghamshire NG9 6AH	
Proposal	:	Construct two/single storey front extensions, front and rear dormers, single storey rear extension and insertion of first floor side window	
Decision	:	Conditional Permission	
Applicant	:	G Rawson	23/00034/FUL
Site Address	:	22 Clarence Road Attenborough Nottinghamshire NG9 5HY	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr and Mrs Walton	23/00057/FUL
Site Address	:	215 Bye Pass Road Chilwell Nottinghamshire NG9 5HR	
Proposal	:	Construct conservatory to rear	
Decision	:	Conditional Permission	
Applicant	:	V Briggs	23/00075/CLUP
Site Address	:	6 Wheatley Grove Chilwell Nottinghamshire NG9 5AG	
Proposal	:	Certificate of proposed development to construct single storey rear extension	
Decision	:	Withdrawn	

Applicant	:	Mr J Vickers	23/00079/CLUP
Site Address	:	61 Hall Drive Chilwell Nottinghamshire NG9 5BX	
Proposal	:	Retain hip-to-gable roof alteration and rear dormer	
Decision	:	Approval - CLU	
Applicant	:	Ms L Gould	23/00084/TPOW
Site Address	:	22 Hallams Lane Chilwell Nottinghamshire NG9 5FH	
Proposal	:	T17 and T18 Yew Trees - crown reduce and side shape by approx. 30% lift to give approx. 5.2m clearance above the road	
Decision	:	Conditional Permission	
Applicant	:	Mr Roger Waller JB Tree Care	23/00099/TPOW
Site Address	:	16 Lime Grove Avenue Chilwell Nottinghamshire NG9 4AR	
Proposal	:	T1-3 - Lombardy Poplar - re pollard all three trees to their previous pruning points/pollard knuckles.	
Decision	:	Conditional Permission	
Applicant	:	Mr Paul Hallam	23/00105/CAT
Site Address	:	213 Attenborough Lane Attenborough Nottinghamshire NG9 6AL	
Proposal	:	Large Acer/Sugar Maple - reduce back to boundary hedge - 3.5m clearance above footpath and 5.2m clearance over roadway. Crab apple - reduce back to boundary hedge. Two Palm trees - fell to ground level.	
Decision	:	No Objection	
Applicant	:	Mr Michael Ledbetter	23/00109/PNH
Site Address	:	5 Cliffgrove Avenue Chilwell Nottinghamshire NG9 4DP	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5 metres, with a maximum height of 3 metres, and an eaves height of 3 metres.	
Decision	:	Withdrawn	
Applicant	:	Mr G Green	23/00111/PNH
Site Address	:	1 Ruskin Avenue Chilwell Nottinghamshire NG9 5DH	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5 metres, with a maximum height of 4 metres, and an eaves height of 2 metres.	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr M Philpott	23/00119/FUL
Site Address	:	32 Hallams Lane Chilwell Nottinghamshire NG9 5FH	
Proposal	:	Construct boundary wall with railings and hedge to front following removal of existing hedge and tree to front boundary (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mrs Jane Hay	23/00124/CAT
Site Address	:	39 The Hawthorns The Strand Attenborough Nottinghamshire NG9 6AU	
Proposal	:	Fell 2 x Hawthorn trees due to rot	
Decision	:	No Objection	
Applicant	:	Mr A Baldwin Peveril Homes Limited	23/00135/NMA
Site Address	:	Scrivelsby Gardens Chilwell Nottinghamshire	
Proposal	:	Non material amendment to 22/00840/FUL to revise the triple garage design for plot 2 and 3	
Decision	:	Withdrawn	
Applicant	:	Mr and Mrs Jon and Vicky Boyce	23/00138/FUL
Site Address	:	48 Bramcote Avenue Chilwell Nottinghamshire NG9 4DT	
Proposal	:	Convert garage to habitable room and increase roof height	
Decision	:	Conditional Permission	

Applicant	:	Mr Baker	23/00140/FUL
Site Address	:	50 Allison Gardens Chilwell Nottinghamshire NG9 5DG	
Proposal	:	Construct single storey rear extension. (Revised Scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr Andrew Hines	23/00145/FUL
Site Address	:	45 Scrivelsby Gardens Chilwell Nottinghamshire NG9 5HJ	
Proposal	:	Construct two storey side/front extension	
Decision	:	Conditional Permission	
Applicant	:	Taylor	23/00158/CAT
Site Address	:	6A Barratt Crescent Attenborough Nottinghamshire NG9 6AH	
Proposal	:	T1 - Walnut - Structural pollard by 3m from tip. Multiple cavities in stem, overhanging surrounding bungalows	
Decision	:	Withdrawn	
Applicant	:	Mr D Hobdell & Mrs K Clague	23/00175/CLUP
Site Address	:	196 Bye Pass Road Chilwell Nottinghamshire NG9 5HL	
Proposal	:	Certificate of proposed development to enlarge window opening to facilitate the installation of bi-fold doors & remove double doors, replace with window and infill with brickwork to match existing below on the rear elevation Side elevation - Remove external door and block up opening with brickwork to match existing, form new opening and install new window.	
Decision	:	Approval - CLU	
Applicant	:	Mr Downs	23/00179/FUL
Site Address	:	21 Long Lane Attenborough Nottinghamshire NG9 6BG	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Parker	23/00185/TPOW
Site Address	:	6A Barratt Crescent Attenborough Nottinghamshire NG9 6AH	
Proposal	:	T1 - Walnut - Structural pollard by 3m from tip. Multiple cavities in stem, overhanging surrounding bungalows	
Decision	:	Conditional Permission	
Applicant	:	Mr David Carlill	23/00194/FUL
Site Address	:	7 The Green Chilwell Nottinghamshire NG9 5BE	
Proposal	:	Replace bi-fold garage doors with windows	
Decision	:	Conditional Permission	
Applicant	:	Renton	23/00202/CAT
Site Address	:	5 Barratt Lane Attenborough Nottinghamshire NG9 6AD	
Proposal	:	T1 Holly - Reduce height by approx 3m and trim sides T2 Holly - Reduce height by approx 3m and trim sides	
Decision	:	Justification: Outgrown location No Objection	
Applicant	:	Mr Scott Gill	23/00230/FUL
Site Address	:	42 Woodland Grove Chilwell Nottinghamshire NG9 5BP	
Proposal	:	Construct single storey front, side and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr steve brown	23/00235/FUL
Site Address	:	128 Cator Lane Chilwell Nottinghamshire NG9 4BB	
Proposal	:	Construct two storey rear extension and single storey side extension, render existing garage and infill porch with new glazed front entrance door	
Decision	:	Conditional Permission	

Applicant	:	Mr Jason Humphreys	23/00271/CAT
Site Address	:	9 Hallams Lane Chilwell Nottinghamshire NG9 5FH	
Proposal	:	Tree works necessary to implement planning consent as per planning application Ref; 22/00853/FUL.	
		Sh5 Portugal laurel; Removal required to implement planning consent (Ref; 22/00853/FUL) Sh6 Silk tassel bush; Removal required to implement planning consent (Ref; 22/00853/FUL) T8 Ash; Removal required to implement planning consent (Ref; 22/00853/FUL) H10 False cypress; Removal required to implement planning consent (Ref; 22/00853/FUL) G11 Various shrubs; Removal required to implement planning consent (Ref; 22/00853/FUL) T21 Apple; Removal required to implement planning consent (Ref; 22/00853/FUL) T22 Turkey oak; Removal required to implement planning consent (Ref; 22/00853/FUL) T25 Leyland cypress; Removal required to implement planning consent (Ref; 22/00853/FUL) H29 Lawson cypress; Removal required to implement planning consent (Ref; 22/00853/FUL) G30 False cypress; Removal required to implement planning consent (Ref; 22/00853/FUL)	
Decision	:	No Objection	

Applicant	:	Three UK Ltd	23/00278/TEL
Site Address	:	Land At Bye Pass Road Chilwell Nottinghamshire	
Proposal	:	Installation of 15m high Phase 9 monopole, 6no. antennae, 2no. ground-based equipment cabinets, 1no. meter cabinet and ancillary development	
Decision	:	Prior Approval Granted	

AWSWORTH, COSSALL & TROWELL WARD

Applicant	:	Mr Gurjit Mahal Taylor Reed Homes Ltd	21/00508/LBC
Site Address	:	Willoughby Almshouses Church Lane Cossall NG16 2RT	
Proposal	:	Residential extensions and refurbishments creating one 2-bedroomed dwelling (House 1), two 3-bedroomed dwellings (House 3 and 4) and one 4-bedroomed dwelling (House 2), new gardens, a new vehicular access and a car park, off-site alterations to junction of track to the east of the site with Church Lane and to remove certain trees from the rear of the site.	
Decision	:	Conditional Permission	

Applicant	:	Avant Homes Central	22/00346/REM
Site Address	:	Land West Of Awsworth (inside The A6096), Including Land At Whitehouse Farm Shilo Way Awsworth Nottinghamshire	
Proposal	:	Construct 250 dwellings (reserved matters in relation to appearance, landscaping, layout and scale)	
Decision	:	Conditional Permission	

Applicant	:	Mr Gareth Parkinson CabinMaster limited	22/00801/FUL
Site Address	:	Cabin Master Hewlett House Cossall Industrial Estate Soloman Road Cossall Nottinghamshire	
Proposal	:	Construct new factory unit (Use Class B2)	
Decision	:	Conditional Permission	

Applicant	:	Mr Winfield	22/00995/FUL
Site Address	:	2 Colonsay Close Trowell Nottinghamshire NG9 3RD	
Proposal	:	Retain Wall	
Decision	:	Conditional Permission	

Applicant	:	Mr Carlo Orru Cireri Holdings Ltd	23/00006/FUL
Site Address	:	Warehouse Adjacent 203 Stapleford Road Trowell Nottinghamshire	
Proposal	:	Construct 10 industrial units following demolition of existing units and sub station	
Decision	:	Conditional Permission	
Applicant	:	Mr Greg Parkes	23/00010/FUL
Site Address	:	28 Old School Lane Awsworth Nottinghamshire NG16 2WX	
Proposal	:	Construct single and two storey side and two storey rear extension (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr Paul Anderton Connect Services UK	23/00021/VOC
Site Address	:	Mabey Hire Services Ltd Oakwood Grange Robinettes Lane Cossall Nottinghamshire NG16 2RX	
Proposal	:	Variation of Condition 2 (approved drawings, and relating to revised layout) of application Reference Number: 22/00292/FUL	
Decision	:	Conditional Permission	
Applicant	:	Mr R Luckcuck	23/00070/FUL
Site Address	:	59 The Glebe Cossall Nottinghamshire NG16 2SH	
Proposal	:	Construct first floor rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs Hoyle	23/00088/CAT
Site Address	:	Grange Lodge 16B Church Lane Cossall Nottinghamshire NG16 2RW	
Proposal	:	T1 - Rowan - Fell to ground level T2 - Yew - Tip back from structures to give up to 1m clearance from garage.	
Decision	:	No Objection	
Applicant	:	Mr Simon Hodges	23/00103/FUL
Site Address	:	2 Wychwood Drive Trowell Nottinghamshire NG9 3RB	
Proposal	:	Construct two storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Avant Homes Central	23/00238/ADV
Site Address	:	Land West Of Awsworth (inside The A6096), Including Land At Whitehouse Farm Shilo Way Awsworth Nottinghamshire	
Proposal	:	Signage boards - to advertise the new residential development	
Decision	:	Conditional Permission	
BEESTON CENTRAL WARD			
Applicant	:	Mrs Sara Humphries Greggs plc	21/00413/FUL
Site Address	:	201 - 209 Queens Road Beeston Nottinghamshire NG9 2BZ	
Proposal	:	Display two fascia signs, one internal vinyl graphic, two internal digital promotional screens, one totem sign, new aluminium and glazed shopfront, replacement roller shutter, two condenser units, two extract grilles.	
Decision	:	Conditional Permission	
Applicant	:	Mr Jack Nijjar	22/00301/FUL
Site Address	:	31 Humber Road Beeston Nottinghamshire NG9 2EJ	
Proposal	:	Change of use from hot food takeaway and self-contained flat to larger House in Multiple Occupation (Sui Generis use). Construction of single storey extensions to front and rear and external alterations to ground floor front, side and rear elevations	
Decision	:	Refusal	
Applicant	:	Miss Harriet Haines-Young Red Brick Rooms Ltd	22/00328/CLUE
Site Address	:	8 Thyra Grove Beeston Nottinghamshire NG9 2BL	
Proposal	:	Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4	
Decision	:	Refusal	

Applicant	:	Miss Naimh Brady Sandstone UK Property Investment Ltd	22/00582/FUL
Site Address	:	68 Salisbury Street Beeston Nottinghamshire NG9 2EQ	
Proposal	:	Change of use from (C3) dwelling house to 4 bedroomed house in multiple occupation (C4)	
Decision	:	Refusal	
Applicant	:	Mr M Singh Sarah Bath Ltd	22/00662/FUL
Site Address	:	168B Lower Regent Street Beeston Nottinghamshire NG9 2DD	
Proposal	:	Construct single storey storage unit	
Decision	:	Refusal	
Applicant	:	T Broadley	22/00694/CLUE
Site Address	:	11 City Road Beeston Nottinghamshire NG9 2LQ	
Proposal	:	Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4	
Decision	:	Refusal	
Applicant	:	MRS S AKHTAR	22/00829/FUL
Site Address	:	10 Lower Road Beeston Nottinghamshire NG9 2GL	
Proposal	:	Construct single storey flat roof rear extension and rear dormer	
Decision	:	Withdrawn	
Applicant	:	So Narita Properties Ltd	22/00849/CLUE
Site Address	:	121 Humber Road South Beeston Nottinghamshire NG9 2EX	
Proposal	:	Certificate of lawfulness for existing use as a house in multiple occupation (Class C4)	
Decision	:	Approval - CLU	
Applicant	:	CK Hutchison Networks (UK) Ltd CK Hutchison Networks (UK) Ltd	22/00877/TEL
Site Address	:	Land Outside 2 Padge Road Boulevard Industrial Park Beeston Nottinghamshire	
Proposal	:	Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	
Decision	:	Prior Approval Granted	
Applicant	:	Mr Peter Walster	22/00934/FUL
Site Address	:	1 Fountains Court Humber Road Beeston Nottinghamshire NG9 2EN	
Proposal	:	Construct additional storey to create two additional one-bedroom flats. Construct bin store and hardscaping. External cladding to existing second and proposed third floors.	
Decision	:	Conditional Permission	
Applicant	:	Mr D Carreyette	22/00963/FUL
Site Address	:	187 Queens Road Beeston Nottinghamshire NG9 2FE	
Proposal	:	Change of use from chiropodist to 6 bed HMO within Use Class C4 and erection of rear dormer	
Decision	:	Conditional Permission	
Applicant	:	Mrs Wendy Harley-Blake	22/00992/FUL
Site Address	:	2 Gale Close Beeston Nottinghamshire NG9 2WD	
Proposal	:	Construct single storey front extension	
Decision	:	Conditional Permission	
Applicant	:	Mr K Mahmood	22/00999/FUL
Site Address	:	50 Salisbury Street Beeston Nottinghamshire NG9 2EQ	
Proposal	:	Change of use of dwelling to 5 bed HMO (Class C4) including construction of two storey side extension	
Decision	:	Refusal	
Applicant	:	Mr G Boyce	23/00018/FUL
Site Address	:	49 Dovecote Lane Beeston Nottinghamshire NG9 1HR	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr David So So Narita Properties Ltd	23/00049/FUL
Site Address	:	3 Pelham Crescent Beeston Nottinghamshire NG9 2ER	
Proposal	:	Change of use from Use Class C4 to a sui generis 7 bed HMO	
Decision	:	Refusal	
Applicant	:	Mr S Baldwin TOP 365	23/00068/VOC
Site Address	:	28 Queens Road East Beeston Nottinghamshire NG9 2GS	
Proposal	:	Variation of Condition Number 2 of reference 17/00017/FUL, retention of changes to elevations	
Decision	:	Conditional Permission	
Applicant	:	Mr Harry Warren	23/00106/PAP20
Site Address	:	Sycamore Court Broadgate Beeston Nottinghamshire	
Proposal	:	Prior approval to create additional floor to the Front Block A (Flats 1 to 10), to create four x one bed apartments	
Decision	:	Prior Approval Refused	
Applicant	:	Mr Mansoor Ahmed Beeston Community Centre	23/00188/FUL
Site Address	:	Unit 2 Humber Works Humber Road Beeston Nottinghamshire NG9 2ET	
Proposal	:	Retain continuation of use as a Community Centre	
Decision	:	Conditional Permission	
Applicant	:	STAR PUBS AND BARS STAR PUBS AND BARS	23/00190/ADV
Site Address	:	White Lion 24 Middle Street Beeston Nottinghamshire NG9 1FX	
Proposal	:	Installation of illuminated and non-illuminated signage to the exterior of the building	
Decision	:	Conditional Permission	
Applicant	:	Mr Chris Burton	23/00242/PNH
Site Address	:	192 Queens Road Beeston Nottinghamshire NG9 2DB	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3 metres, and an eaves height of 3 metres.	
Decision	:	Prior Approval Not Required	
BEESTON NORTH WARD			
Applicant	:	Mr M Aslam	22/00625/FUL
Site Address	:	2 And 4 Walleth Avenue Beeston Nottinghamshire NG9 2QR	
Proposal	:	Retention of front porch to 2 Walleth Avenue and single storey rear extensions at 2 and 4 Walleth Avenue erection of a front covered canopy and erection of 1.8m fencing and 1.2m boundary wall with railings	
Decision	:	Conditional Permission	
Applicant	:	Miss Tittle	22/00885/FUL
Site Address	:	7 Wimpole Road Beeston Nottinghamshire NG9 3LQ	
Proposal	:	Construct two storey rear extension with gabled roof, garage door to be replaced with a window and front door moved to the front of the porch.	
Decision	:	Withdrawn	
Applicant	:	Ms V Chapman	22/00896/CLUP
Site Address	:	8 Peveril Road Beeston Nottinghamshire NG9 2HY	
Proposal	:	Certificate of Lawfulness for proposed single storey rear (side) extension following the demolition of an existing conservatory	
Decision	:	Approval - CLU	
Applicant	:	Mr Shafiq Ahmed	22/00906/FUL
Site Address	:	15 Broadgate Avenue Beeston Nottinghamshire NG9 2HE	
Proposal	:	Construct single storey rear extension and first floor side extension (revised scheme)	
Decision	:	Conditional Permission	

Applicant	:	Mr Demetrios Lawton	22/00914/FUL
Site Address	:	5 Wollaton Vale Nottingham NG8 2PD	
Proposal	:	Construct single storey and first floor rear extensions with balcony above the ground floor extension. (Revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Dr A Choudhry	22/00980/FUL
Site Address	:	184 Derby Road Beeston Nottinghamshire NG9 3AN	
Proposal	:	Install sliding metal gate to front of drive and attach railing to existing wall at the end of driveway	
Decision	:	Conditional Permission	
Applicant	:	Ms. Emily Kneebone	22/00998/FUL
Site Address	:	103 Derby Road Beeston Nottinghamshire NG9 2TB	
Proposal	:	Construct two storey/single storey rear extension and two storey side extension following the demolition of an existing garage structure and existing single storey rear extension.	
Decision	:	Conditional Permission	
Applicant	:	Mr H Ahmed	22/00868/FUL
Site Address	:	9 Broadgate Avenue Beeston Nottinghamshire NG9 2HE	
Proposal	:	Construct first floor rear extension, two storey side/rear extension, alterations to roof above first floor side extension, and loft conversion including the insertion of rooflights (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	University of Nottingham	23/00085/TPOW
Site Address	:	Land Off Broadwood Court Broadgate Park Student Village Beeston Nottinghamshire	
Proposal	:	T283 - Red Oak fell to near ground level	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Burge	23/00125/FUL
Site Address	:	29 Cyprus Avenue Beeston Nottinghamshire NG9 2PG	
Proposal	:	Construct detached garage to side garden	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Brignell	23/00139/FUL
Site Address	:	13 Cedar Avenue Beeston Nottinghamshire NG9 2HA	
Proposal	:	Construct single storey side and rear extension linking to existing garage; convert garage into habitable room; construction of pergola to rear extension and side of converted garage; demolition of existing chimney to north west elevation	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs David Gurney	23/00157/PNH
Site Address	:	47 Kenilworth Road Beeston Nottinghamshire NG9 2HR	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.4 metres, with a maximum height of 3.5 metres, and an eaves height of 2.7 metres.	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr K Fisher	23/00167/PNH
Site Address	:	8 Ludlow Close Beeston Nottinghamshire NG9 3BY	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.82 metres, with a maximum height of 3.30 metres, and an eaves height of 2.40 metres.	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr & Mrs Morrow	23/00252/FUL
Site Address	:	56 Dennis Avenue Beeston Nottinghamshire NG9 2PR	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

BEESTON RYLANDS WARD

Applicant : Emily Christie Ilke Homes Land Limited 21/00670/ROC
Site Address : Boots Campus Beeston Nottinghamshire
Proposal : **Removal of condition 28 of reference 14/00515/OUT. The following residential parcels shall not be occupied until the corresponding employment parcels stated below have first been constructed and are ready for occupation: R4 not before E2; R6 not before E3; R8 not before E4; R10 not before E5; R11 not before E6.**
Decision : **Conditional Permission**

Applicant : Mr Matt Suggars 22/00094/FUL
Site Address : 7 Wharton Crescent Beeston Nottinghamshire NG9 1RJ
Proposal : **Retain change of use of garage, including removal of garage door and insertion of window, to use as a dog grooming salon**
Decision : **Conditional Permission**

Applicant : Mrs Lucy Easeman 23/00027/FUL
Site Address : 73 Beech Avenue Beeston Nottinghamshire NG9 1QD
Proposal : **Construct single storey front extension, including conversion of garage to habitable room, 1.2m high front boundary fence and installation of bike shed to front garden area**
Decision : **Conditional Permission**

Applicant : Mr Matthew Tedstone 23/00033/FUL
Site Address : 21A South Road Beeston Nottinghamshire NG9 1LY
Proposal : **Construct replacement in-fill extension to front elevation**
Decision : **Conditional Permission**

Applicant : Ms Gandy 23/00035/FUL
Site Address : 35 Ashfield Avenue Beeston Nottinghamshire NG9 1PY
Proposal : **Construct single storey rear extension and raised patio (revised scheme)**
Decision : **Conditional Permission**

Applicant : Mr Michael Holder 23/00038/FUL
Site Address : 56 Meadow Road Beeston Nottinghamshire NG9 1JT
Proposal : **Construct dormers to front and side to facilitate loft conversion (re submission)**
Decision : **Refusal**

Applicant : Nikki Whitfield Upperton Pharma Solutions 23/00060/FUL
Site Address : 3, 5 And 11 Beeston Business Park Technology Drive Beeston Nottinghamshire NG9 1LA
Proposal : **External alterations to units 3, 5 and 11, including 9 no. flues, construction of plant compound and substation and associated equipment at units 3, 5 and 11, Beeston Business Park, Technology Drive, Beeston (revised scheme)**
Decision : **Conditional Permission**

Applicant : Terry Allwood 23/00069/FUL
Site Address : 59 West Crescent Beeston Nottinghamshire NG9 1QF
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : Mr Gareth Morris 23/00093/FUL
Site Address : 21 Lilac Grove Beeston Nottinghamshire NG9 1PA
Proposal : **Construct single storey side extension and raised decking to rear**
Decision : **Conditional Permission**

Applicant : Ms S Virgo 23/00113/FUL
Site Address : 49 Lilac Grove Beeston Nottinghamshire NG9 1PE
Proposal : **Dropped kerb extension**
Decision : **Conditional Permission**

Applicant	:	Brian Hon	23/00121/FUL
Site Address	:	36 Marconi Drive Beeston Nottinghamshire NG9 1NX	
Proposal	:	Construct garden cabin	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Teece Meadow Lodge Care Home	23/00155/FUL
Site Address	:	Meadow Lodge 23 Meadow Road Beeston Nottinghamshire NG9 1JP	
Proposal	:	Change of use from residential care home (Class C2) to 9 no. residential apartments (Class C3). Construct single storey side / rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Henry Ben Burman Cheesecake Energy	23/00156/FUL
Site Address	:	Land Adjacent To NTU Medical Technologies Innovation Facility First Avenue Boots Campus Beeston Nottinghamshire	
Proposal	:	Installation of equipment to store renewable energy	
Decision	:	Conditional Permission	
Applicant	:	Mr Lo	23/00177/FUL
Site Address	:	9 Marconi Drive Beeston Nottinghamshire NG9 1NX	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Emily Christie Ilke Homes Land Ltd.	23/00231/REM
Site Address	:	Boots Campus Beeston Nottinghamshire	
Proposal	:	Construct 397 dwellings with associated access, car parking, public open space and landscaping. Reserved matters appearance, layout and scale - planning reference 14/00515/OUT condition 2 (b) The particulars of the materials to be used in the facing of the external surfaces of all buildings; and 2 (c) Cross sections through the site showing the finished floor levels of the new buildings in relation to adjacent land and buildings	
Decision	:	Unconditional Permission	
BEESTON WEST WARD			
Applicant	:	c/o Agent High Road Developments Ltd.	21/00862/FUL
Site Address	:	Central College Nottingham High Road Chilwell Nottinghamshire NG9 4AH	
Proposal	:	Conversion of part of existing college to residential accommodation to provide 65 apartments. Construction of a 2/3 storey apartment building to provide 15 apartments. Construction of 6 semi-detached houses and one dormer bungalow. Reconfiguring of site to include access roads and hard/soft landscaping.	
Decision	:	Withdrawn	
Applicant	:	Mr ASAD MUBASHER	22/00507/FUL
Site Address	:	101 Wollaton Road Beeston Nottinghamshire NG9 2NP	
Proposal	:	Retain detached outbuilding to rear	
Decision	:	Conditional Permission	
Applicant	:	Arran Bailey High Road Developments Ltd	22/00593/FUL
Site Address	:	Central College Nottingham High Road Chilwell Nottinghamshire NG9 4AH	
Proposal	:	Conversion of part of existing college to residential accommodation to provide 65 apartments. Construction of a 2/3 storey apartment building to provide 15 apartments. Construction of 6 semi-detached houses and one dormer bungalow. Reconfiguration of site to include access roads and hard/soft landscaping (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mrs Ulfat Bi	22/00907/FUL
Site Address	:	85 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	Construct single storey front, side and rear extensions, increase height to roof to create two floors of accommodation, external alterations, creation of new drive and construction of boundary wall to frontage	
Decision	:	Refusal	

Applicant	:	Mr Matt Eley NG9 Developments td.	22/00918/FUL
Site Address	:	Methodist Church Wollaton Road Beeston Nottinghamshire NG9 2NG	
Proposal	:	Creation of 9 Houses in Multiple Occupation (Class C4) following conversion of existing place of worship (Class F1) including construction of dormers and external alterations, and construction of three storey building to rear. Construction of cycle store, bin store and fence.	
Decision	:	Conditional Permission	
Applicant	:	Paul Tewson Gilbert and Hall Ltd	22/00977/FUL
Site Address	:	Attenborough House 1 - 3 Albion Street Beeston Nottinghamshire NG9 2PA	
Proposal	:	Change of use to 9 bed HMO (sui generis), proposed replacement windows, new external flues and associated internal works	
Decision	:	Conditional Permission	
Applicant	:	Paul Tewson Gilbert and Hall Ltd	22/00978/LBC
Site Address	:	Attenborough House 1 - 3 Albion Street Beeston Nottinghamshire NG9 2PA	
Proposal	:	Listed Building Consent for proposed replacement windows, new external flues and associated internal works to facilitate a change of use to 9 bed HMO (sui generis)	
Decision	:	Conditional Permission	
Applicant	:	Mr Timothy Hills	23/00001/FUL
Site Address	:	63 Park Street Beeston Nottinghamshire NG9 1DH	
Proposal	:	Construct front extension to porch and single storey side and rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Carrie Paechter	23/00003/CAT
Site Address	:	1A Ireton Street Beeston Nottinghamshire NG9 1FD	
Proposal	:	Fell two Robinia trees (Robinia 1 and 2) against the boundary to 21 Elm Avenue.	
Decision	:	No Objection	
Applicant	:	Mrs Chloe Source HSBC UK Bank plc	23/00014/FUL
Site Address	:	HSBC Bank Plc 3 - 5 High Road Beeston Nottinghamshire NG9 2AN	
Proposal	:	Replacement ATM and surround	
Decision	:	Conditional Permission	
Applicant	:	Mrs Chloe Source HSBC UK Bank plc	23/00015/ADV
Site Address	:	HSBC Bank Plc 3 - 5 High Road Beeston Nottinghamshire NG9 2AN	
Proposal	:	Replacement ATM signage	
Decision	:	Conditional Permission	
Applicant	:	Mrs P Kusar	23/00032/FUL
Site Address	:	53 Enfield Street Beeston Nottinghamshire NG9 1DL	
Proposal	:	Extend roof over gable to provide overhanging eaves; remove hanging tiles from gable; application of render to first floor side and rear to match the existing front elevation. Construct hipped roof over first floor rear extension (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr Tim Stephenson Stubbs Construction	23/00054/NMA
Site Address	:	Land Between Ellis Grove And Wilmot Lane Ellis Grove Beeston Nottinghamshire NG9 1EP	
Proposal	:	Non Material Amendment to 21/00184/FUL to amend landscaping layout and boundary treatments	
Decision	:	Refusal	
Applicant	:	Mr & Mrs Matt & Becky Holgate	23/00059/FUL
Site Address	:	14 Cumberland Avenue Chilwell Nottinghamshire NG9 4DH	
Proposal	:	Construct single storey side extension, first floor extension above existing garage, hip to gable with flat roof dormer to rear to facilitate loft conversion and roof lights to front roof.	
Decision	:	Conditional Permission	

Applicant	: Mr A Juffs	23/00061/TPOW
Site Address	: 12 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	: Works to TPO49, TPO50, TPO51 & TPO52 and other trees/bushes in garden area	
Decision	: Refusal	
Applicant	: Herbert	23/00071/CAT
Site Address	: 52 Park Road Chilwell Nottinghamshire NG9 4DD	
Proposal	: T1 Scots Pine - Reduce lower branches over garden. T2 and T3 Yew x2 - Reduce sides by approx 1m	
Decision	: No Objection	
Applicant	: Mr C Peacock	23/00072/CAT
Site Address	: 77 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	: To pollard 3 lime trees in front garden	
Decision	: No Objection	
Applicant	: Dr Simon Preston	23/00076/CAT
Site Address	: 72 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	: Fell 1 x conifer within rear garden	
Decision	: No Objection	
Applicant	: Keith & Gail Jackson & Beardsley	23/00100/FUL
Site Address	: 3 Cumberland Avenue Chilwell Nottinghamshire NG9 4DH	
Proposal	: Construct single storey flat roof extension to the front / side, following demolition of the existing garage	
Decision	: Conditional Permission	
Applicant	: Dr Ian Wilding	23/00090/CAT
Site Address	: Adjacent To Rear Of 10 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	: Remove over hanging Hornbeam branch in garden	
Decision	: No Objection	
Applicant	: Mr Beck	23/00108/PMAP32
Site Address	: 2A Grange Avenue Beeston Nottinghamshire NG9 1GJ	
Proposal	: Prior notification for change use from office to C3 dwelling	
Decision	: Prior Approval Not Required	
Applicant	: Mr B Dicken Willoughby (613) Ltd	23/00112/VOC
Site Address	: 29A Imperial Road Beeston Nottinghamshire	
Proposal	: Variation of conditions 6 of planning permission 17/00847/FUL	
Decision	: Conditional Permission	
Applicant	: Mr C Y Liu Orientalmart UK Ltd	23/00115/ADV
Site Address	: Former Iceland 75 High Road Beeston Nottinghamshire NG9 2LE	
Proposal	: Display one illuminated fascia sign	
Decision	: Conditional Permission	
Applicant	: Mr David Cotterell Core VR Limited	23/00117/ADV
Site Address	: 36A The Square Beeston Nottinghamshire NG9 2JJ	
Proposal	: Display one non illuminated fascia sign	
Decision	: Conditional Permission	
Applicant	: Mrs Pat Atkins Church Of St John The Baptist	23/00127/ADV
Site Address	: Church Of St John The Baptist Chilwell Road Beeston Nottinghamshire	
Proposal	: Erect display notice board	
Decision	: Conditional Permission	
Applicant	: Mr Robert Earl	23/00160/FUL
Site Address	: 56 Bramcote Road Beeston Nottinghamshire NG9 1DW	
Proposal	: Construct single storey rear extension, hip to gable extension and rear facing dormer window to facilitate loft conversion, and infill ground floor front extension	
Decision	: Conditional Permission	

Applicant	:	Mr Derek Blackman	23/00161/FUL
Site Address	:	11 Cromwell Road Beeston Nottinghamshire NG9 1DE	
Proposal	:	Construct single storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Ms Sarah Bird	23/00204/CAT
Site Address	:	The Woodlands 59 Grove Avenue Chilwell Nottinghamshire NG9 4DZ	
Proposal	:	T1-5 - Lime - Pollard 5no. lime trees back to previous points (pollard knuckle)	
Decision	:	No Objection	
Applicant	:	Mr & Mrs J Barton	23/00213/CAT
Site Address	:	11 Grove Avenue Chilwell Nottinghamshire NG9 4ED	
Proposal	:	Fell the following: Group of Maples; Sycamores; mixed broad leaf trees; mixed ash/hawthorn; hawthorn group; and Leylandii due to condition	
Decision	:	No Objection	
Applicant	:	Mr Robert Cronin	23/00219/CAT
Site Address	:	8 Park Road Chilwell Nottinghamshire NG9 4DA	
Proposal	:	Laurel tree - prune and reduce height by one third	
Decision	:	No Objection	
Applicant	:	Specsavers Specsavers Optical Stores UK	23/00234/ADV
Site Address	:	Specsavers 2 - 4 Chilwell Road Beeston Nottinghamshire NG9 1EF	
Proposal	:	Internally illuminated fascia sign	
Decision	:	Conditional Permission	
Applicant	:	Mr Suraj Pathak	23/00247/FUL
Site Address	:	6A Chilwell Road Beeston Nottinghamshire NG9 1AA	
Proposal	:	Change of use of first floor from restaurant storage to 4 flats and restaurant storage	
Decision	:	Conditional Permission	
Applicant	:	Mr P Smiley	23/00192/CAT
Site Address	:	1 Elm Avenue And 3 Newcastle Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	Cut back overhanging trees	
Decision	:	No Objection	
Applicant	:	Mrs Jane Allan	23/00208/CAT
Site Address	:	3A Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	Tree 1 (Hawthorn) fell to ground level Tree 2 (Elder) belongs to neighbour - cut all growth back	
Decision	:	No Objection	
Applicant	:	Ms Margaret Voce	23/00296/CAT
Site Address	:	29 Park Road Chilwell Nottinghamshire NG9 4DA	
Proposal	:	Removal of leylandi, fell conifer, silver birch and cedar and reduce silver birch 2 by 30-50% and shape.	
Decision	:	No Objection	
Applicant	:	Logan	23/00310/CAT
Site Address	:	68 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	T13- Rowan Fell to ground level	
Decision	:	No Objection	
BRAMCOTE WARD			
Applicant	:	c/o Agent Hillside Gospel Hall Trust	22/00808/FUL
Site Address	:	Brethren's Meeting Room Moor Farm Inn Lane Bramcote Nottinghamshire	
Proposal	:	Engineering operation consisting of the provision of a new car parking area associated with the existing church.	
Decision	:	Conditional Permission	

Applicant	:	Mr A Bonner	22/00841/FUL
Site Address	:	28 Sandringham Drive Bramcote Nottinghamshire NG9 3EJ	
Proposal	:	Retain front porch roof, side extension, front extension to garage with balcony above and two outbuildings to front garden. Change the use of rectangular outbuilding for hair and beauty use. Installation of solar panel to roof.	
Decision	:	Refusal	
Applicant	:	Leonard Design Architect Rudi Marecki Leonard Design Architects	22/00903/FUL
Site Address	:	10 Baxter Green Bramcote Nottinghamshire NG9 3TB	
Proposal	:	Construct single storey office, summer house with plunge pool and associated landscaping. Retain pergola.	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs David Boulty	22/00976/FUL
Site Address	:	FGC 1st Grade Clothing 40B Seven Oaks Crescent Bramcote Nottinghamshire NG9 3FW	
Proposal	:	Change of use of ground floor from commercial premises to 2 bedroomed flat	
Decision	:	Conditional Permission	
Applicant	:	Dr & Mrs Krishanand	22/00988/FUL
Site Address	:	17 Claremont Avenue Bramcote Nottinghamshire NG9 3DG	
Proposal	:	Construct two storey front extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Counsell	22/00994/FUL
Site Address	:	5 Hall Gardens Bramcote Nottinghamshire NG9 3LR	
Proposal	:	Construct New Dwelling and Swimming Pool Building	
Decision	:	Conditional Permission	
Applicant	:	Mr Scott Poxon	23/00012/FUL
Site Address	:	32 The Chancery Bramcote Nottinghamshire NG9 3AJ	
Proposal	:	Installation and use of a single Mitsubishi SCM125ZM-S Air Source Heat Pump unit.	
Decision	:	Conditional Permission	
Applicant	:	Mr Will Woods & Selina Watmore	23/00087/FUL
Site Address	:	29 Rivergreen Crescent Bramcote Nottinghamshire NG9 3ET	
Proposal	:	Installation of an Air Source Heat Pump	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs M Beeton	23/00097/FUL
Site Address	:	40 Beeston Fields Drive Beeston Nottinghamshire NG9 3DB	
Proposal	:	Construct single storey rear extension, first floor front extension, insert 4 roof lights and replacement of 2 existing dormer windows with double doors and handrails	
Decision	:	Conditional Permission	
Applicant	:	Simon and Sarah Robinson	23/00107/FUL
Site Address	:	8 Sloan Drive Bramcote Nottinghamshire NG9 3GL	
Proposal	:	Construct single storey wrap-around extension to side and front of property	
Decision	:	Conditional Permission	
Applicant	:	Dr L Jiang	23/00091/NMA
Site Address	:	23 Bankfield Drive Bramcote Nottinghamshire NG9 3EH	
Proposal	:	Non material amendment to reference 21/00660/FUL to reduce the size of the rear window	
Decision	:	Unconditional Permission	
Applicant	:	Mr J Chojnowski	23/00116/FUL
Site Address	:	25 Thornhill Close Bramcote Nottinghamshire NG9 3FS	
Proposal	:	Construct two storey side and rear extensions and single storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr and Mrs M Tate	23/00128/FUL
Site Address	:	21 Grasmere Road Beeston Nottinghamshire NG9 3AQ	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr A Ramsay-Wilson	23/00047/FUL
Site Address	:	3 Ilkeston Road Bramcote Nottinghamshire NG9 3JP	
Proposal	:	Construct single storey side and rear extension, front porch and render to elevations (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr James Baron	23/00159/FUL
Site Address	:	12 Bridle Road Bramcote Nottinghamshire NG9 3DH	
Proposal	:	Erect fence	
Decision	:	Conditional Permission	
Applicant	:	Mr F Bradshaw	23/00178/FUL
Site Address	:	81 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	Construct single storey and two storey side extensions, and two storey rear and front extensions. Alterations to front elevation	
Decision	:	Conditional Permission	
Applicant	:	Fiona Macleod	23/00180/NMA
Site Address	:	4 Russley Road Bramcote Nottinghamshire NG9 3JE	
Proposal	:	Non Material Amendment to (20/00668/FUL) to amend proposed extension finish from render to brickwork to match existing	
Decision	:	Unconditional Permission	
Applicant	:	Mr Andrew Harris	23/00197/FUL
Site Address	:	251 Derby Road Bramcote Nottinghamshire NG9 3JA	
Proposal	:	Dropped kerb and widening of access	
Decision	:	Conditional Permission	
Applicant	:	Mr Raja Sarin	23/00199/FUL
Site Address	:	38 Claremont Avenue Bramcote Nottinghamshire NG9 3DG	
Proposal	:	Construct detached double garage within front garden	
Decision	:	Conditional Permission	
Applicant	:	Stewart Robinson	23/00223/CLUP
Site Address	:	2nd Bramcote Scout Group 2nd Bramcote Scout Hall Hanley Avenue Bramcote Nottinghamshire NG9 3HE	
Proposal	:	Certificate of Lawful Development for construction of single storey, flat roofed rear extension New ramp to front elevation to provide accessible exit from existing hall (through existing Fire Exit door).	
Decision	:	Withdrawn	
Applicant	:	Miss and Mr Driver and Moore	23/00243/FUL
Site Address	:	23 Grasmere Road Beeston Nottinghamshire NG9 3AQ	
Proposal	:	Construct single storey side/rear extension	
Decision	:	Conditional Permission	
Applicant	:	Dr Sanjay Adlakha	23/00244/FUL
Site Address	:	6 Ranmore Close Bramcote Nottinghamshire NG9 3FR	
Proposal	:	Construct single storey front porch.	
Decision	:	Conditional Permission	
Applicant	:	Mr William Cavanagh	23/00186/CAT
Site Address	:	89 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	T1 Holly Remove one trunk and T2 Cherry Remove branch	
Decision	:	No Objection	

Applicant : Mrs Sheila Willis 23/00265/CAT
Site Address : 5 Chapel Mews Court Bramcote Nottinghamshire NG9 3HB
Proposal : **Works to trees in and adjacent to 5 Chapel Mews Court**
Decision : **No Objection**

BRINSLEY WARD

Applicant : Mr Andy Brudenell 22/00867/FUL
Site Address : 32 Cherry Tree Close Brinsley Nottinghamshire NG16 5BA
Proposal : **Proposed rear gabled dormer and 5 rooflights to first floor**
Decision : **Refusal**

Applicant : Mr Dudley 22/00964/FUL
Site Address : 52 Main Street Brinsley Nottinghamshire NG16 5BG
Proposal : **Construct front and rear extensions and increase in height of overall roof to facilitate loft conversion with dormers to front and rear roof slope. Construction of porch to front elevation. Render treatment to resulting elevations. Construction of 1.5m high boundary wall and gate to frontage**
Decision : **Conditional Permission**

Applicant : Mr J O'Neil 23/00007/FUL
Site Address : Land At 54 Mansfield Road Brinsley Nottinghamshire NG16 5AE
Proposal : **Proposed agricultural barn**
Decision : **Conditional Permission**

Applicant : Mr J Lightowler 23/00020/FUL
Site Address : 39 Church Lane Brinsley Nottinghamshire NG16 5AD
Proposal : **Construct two storey rear extension (revised scheme)**
Decision : **Conditional Permission**

Applicant : Mr Mohammed Khaliq Barratt David Wilson Homes 23/00081/NMA
Site Address : Brinsley Recreation Ground Church Lane Brinsley Nottinghamshire
Proposal : **Non Material Amendment to amend the fencing detail to plots 14, 15 and 17 shown on the approved planning layout contained within the approved planning application 20/00641/FUL**
Decision : **Conditional Permission**

Applicant : Sarah and Luke Meakin 23/00094/FUL
Site Address : 11 Whitehead Drive Brinsley Nottinghamshire NG16 5AW
Proposal : **Construct single storey rear extension.**
Decision : **Conditional Permission**

Applicant : Mr Mohammed Khaliq Barratt David Wilson Homes 23/00263/NMA
Site Address : Land To The Rear Of Brinsley Recreation Ground Church Lane Brinsley Nottinghamshire
Proposal : **Non Material Amendment to planning reference 20/00641/FUL - inclusion of solar panels/changes to materials and amendments to house types and design**
Decision : **Withdrawn**

CHILWELL WEST WARD

Applicant : Paul Stublely Heron Foods Limited 22/00615/FUL
Site Address : 46-48 Blenheim Drive Chilwell Nottinghamshire NG9 5ES
Proposal : **Retain replacement of refrigeration plant associated with retail operation, and installation of 2.4m high acoustic timber fencing**
Decision : **Conditional Permission**

Applicant : Mr & Mrs L Coyle 22/00736/FUL
Site Address : 6 Holkham Avenue Chilwell Nottinghamshire NG9 5EQ
Proposal : **Construction of porch**
Decision : **Conditional Permission**

Applicant	:	Mr Kulwam Dhariwal	22/00972/FUL
Site Address	:	Premier Bramcote Lane Convenience Stores 181 Bramcote Lane Chilwell Nottinghamshire NG9 4EU	
Proposal	:	Demolition of existing rear stores and construction of new store. Construct single storey extension to existing 4 bed flat to form 1no one bedroom flat to the ground floor and 1no 2 bedroom flat to the first floor.	
Decision	:	Conditional Permission	
Applicant	:	Mr Harry Davis	22/01001/FUL
Site Address	:	3 Longleat Crescent Chilwell Nottinghamshire NG9 5ET	
Proposal	:	Construct two storey side and rear extensions, single storey rear extension, pitched roof over porch and garage. Render to front and rear elevations	
Decision	:	Conditional Permission	
Applicant	:	Mr Colin Taylor Taylor Built Homes Limited	23/00005/REM
Site Address	:	Land Adjacent To 378 High Road Chilwell Nottinghamshire NG9 5EG	
Proposal	:	Construct one dwelling (reserved matters appearance, landscaping, layout and scale - planning reference 19/00811/OUT) - revised scheme	
Decision	:	Conditional Permission	
Applicant	:	Mr Avtar Singh	23/00009/FUL
Site Address	:	25 Longleat Crescent Chilwell Nottinghamshire NG9 5ET	
Proposal	:	Construct rear first floor extension incorporating new roof to existing first floor extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Barker	23/00040/FUL
Site Address	:	20 Longleat Crescent Chilwell Nottinghamshire NG9 5EU	
Proposal	:	Construct two storey side and single storey front and rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Mr Stephen Grimes Broxtowe Borough Council	23/00123/REG3
Site Address	:	Ribblesdale Court Chilwell Nottinghamshire	
Proposal	:	Replacement bin stores	
Decision	:	Withdrawn	
Applicant	:	Mr Christopher Sargeant	23/00193/FUL
Site Address	:	14 Sunnyside Road Chilwell Nottinghamshire NG9 4FH	
Proposal	:	Construct single-storey side extension.	
Decision	:	Conditional Permission	
EASTWOOD HALL WARD			
Applicant	:	Mr M Lidder PKL Investments Ltd	22/00100/FUL
Site Address	:	Land Off Kelham Way Eastwood Nottinghamshire	
Proposal	:	Construct serviced apartments comprising of 16 units and associated infrastructure	
Decision	:	Refusal	
Applicant	:	Mrs J Moore Ground Control	23/00008/TPOW
Site Address	:	Greenhills Road Lower Beauvale Greasley Park Newthorpe Nottinghamshire	
Proposal	:	T17 and T18 selective branch and growth removal to gain 3m clearance to side of overhead powerlines	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Sue Wix	23/00143/FUL
Site Address	:	27 Park Crescent Eastwood Nottinghamshire NG16 3DS	
Proposal	:	Construct single storey side and rear extension and dormer to rear. Creation of detached outbuilding to rear	
Decision	:	Conditional Permission	

EASTWOOD HILLTOP WARD

Applicant : Mr Ray Calder 22/00862/OUT
Site Address : Land To The Rear Of 17A Percy Street Eastwood Nottinghamshire NG16 3EP
Proposal : **Outline application for construction of four detached houses with some matters reserved**
Decision : **Withdrawn**

Applicant : . Cornerstone 23/00086/TEL
Site Address : Land At Junction Of Nottingham Road/Newthorpe Common Outside 193 Newthorpe Common Newthorpe Nottinghamshire NG16 2AW
Proposal : **Installation of 20 metre high monopole supporting 6 no. antennas and 2 no. transmission dishes, the installation of 2 no. equipment cabinets and development works ancillary thereto**
Decision : **Prior Approval Refused**

Applicant : Mr Rupert Richardson 23/00153/TPOW
Site Address : 6 Keeling Close Newthorpe Nottinghamshire NG16 2AU
Proposal : **Remove the two lower branches back to the trunk of the tree, along with several smaller branches that extend over the neighbouring property, a crown thin of approx. 25/30% and a crown reduction in the region of 2m**
Decision : **Conditional Permission**

Applicant : Mrs Tracey Hutchings 23/00220/FUL
Site Address : 145 Chewton Street Eastwood Nottinghamshire NG16 3JR
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Dr Bhupinder Purewal 22/00614/FUL
Site Address : Oradent Studio Dental Practice 13 Victoria Street Eastwood Nottinghamshire NG16 3AW
Proposal : **Change window frames and windows from single to double glazing on first/second floors**
Decision : **Conditional Permission**

Applicant : Mr Richard Broughton 22/00708/FUL
Site Address : Land At 4 Church Walk Eastwood Nottinghamshire NG16 3BG
Proposal : **Construction of 2 x 3 bedroom semi detached dwellings**
Decision : **Withdrawn**

Applicant : Miss B Farrell 22/00811/FUL
Site Address : The Greenhouse Cafe & Bar 62 Nottingham Road Eastwood Nottinghamshire NG16 3NQ
Proposal : **Retain change of use from retail Class E to café (Class E) and bar/drinking establishment (Sui Generis)**
Decision : **Conditional Permission**

Applicant : Mr John Braddock 22/00912/CLUE
Site Address : Ropewalk Farm Anchor Road Langley Mill Heanor Derbyshire NG16 3RU
Proposal : **Certificate of Lawfulness for mixed use of residential dwelling, builder's yard and commercial vehicle parking.**
Decision : **Refusal**

Applicant : Davies Crawford & Co 23/00055/TPOW
Site Address : 24 Coppice Drive Eastwood Nottinghamshire NG16 3PL
Proposal : **T1 Beech - Remove (fell) to near ground level.**
Decision : **Conditional Permission**

Applicant	:	Mr McGarvie Crawford and Company	23/00064/TPOW
Site Address	:	6 Dawlish Court Eastwood Nottinghamshire NG16 3RT	
Proposal	:	T2 Oak of Crawco Add Arb Report Works: Fell to near ground level and treat stump to prevent regrowth Reason: Clay shrinkage subsidence damage at neighbouring property 25 Coppice Drive.	
Decision	:	Conditional Permission	
Applicant	:	Chloe Source Corporate Real Estate	23/00169/FUL
Site Address	:	HSBC 53 Nottingham Road Eastwood Nottinghamshire NG16 3AN	
Proposal	:	Internal & external works to accommodate for branch closure including removal of ATM and make good; removal of external signage; removal of internal furniture / equipment	
Decision	:	Conditional Permission	
GREASLEY WARD			
Applicant	:	Emlyn Evans	22/00413/FUL
Site Address	:	201 Willey Lane Newthorpe Nottinghamshire NG16 5FB	
Proposal	:	Construct equipment store/workshop to support the existing equestrian use.	
Decision	:	Conditional Permission	
Applicant	:	Mr Wardle	22/00807/VOC
Site Address	:	6 Smithurst Road Giltbrook Nottinghamshire NG16 2UD	
Proposal	:	Variation of Condition 3 of planning permission 22/00607/FUL - change of materials	
Decision	:	Conditional Permission	
Applicant	:	Mr RICK SOMERSBY RICK COBHAM DESIGN LTD	22/00872/FUL
Site Address	:	Land To The Rear Of 2, 4, 6, 8 & 10 Sussex Close Giltbrook Nottinghamshire NG16 2XG	
Proposal	:	Construct a pair of semi-detached dwellings	
Decision	:	Withdrawn	
Applicant	:	Andy White	23/00013/FUL
Site Address	:	63 Moorgreen Newthorpe Nottinghamshire NG16 2FD	
Proposal	:	Retention of post and rail fencing and gate to front garden	
Decision	:	Conditional Permission	
Applicant	:	Mr Paul Redgate PP & DF Redgate Ltd	23/00041/FUL
Site Address	:	Willey Wood Farm Willey Lane Newthorpe Nottinghamshire NG16 3QW	
Proposal	:	Installation of solar panels within garden ground	
Decision	:	Conditional Permission	
Applicant	:	Mr David Redfern	23/00066/FUL
Site Address	:	Old School House 163 Church Road Greasley Nottinghamshire NG16 2AB	
Proposal	:	Construct detached double garage, installation of replacement access gates and creation of extended driveway	
Decision	:	Conditional Permission	
Applicant	:	Mrs Sarah Turner	23/00063/AGR
Site Address	:	Field At Grid Reference 447169 349394 Willey Lane Newthorpe Nottinghamshire	
Proposal	:	Prior notification to construct 3 buildings for livestock house/feed store/barn/equipment storage	
Decision	:	Withdrawn	
Applicant	:	Mr David Comber Greene King	23/00134/FUL
Site Address	:	The Hayloft 441 Nottingham Road Giltbrook Nottinghamshire NG16 2GB	
Proposal	:	Relocation of the existing smoking shelter to form an entrance porch to the beer garden from the car park. Increase height and extend existing fence and a new walk-in freezer to the rear yard	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Joe Smereka	23/00154/FUL
Site Address	:	86 Baker Road Newthorpe Nottinghamshire NG16 2DP	
Proposal	:	Construct front and rear single storey extensions and hip to gable loft conversion with dormer windows (re submission)	
Decision	:	Conditional Permission	
Applicant	:	Mr Godhaniya	23/00210/NMA
Site Address	:	76 Moorgreen Newthorpe Nottinghamshire NG16 2FB	
Proposal	:	Non-Material amendment to 21/00991/FUL to change the colour of the proposed clay roof tiles to antique slate (Sandtoft 20/20), one of the existing obscure side windows shown on drawing 'proposed side elevation 1' is to be retained, change of window arrangement to the rear elevation and all windows to be black UPVC.	
Decision	:	Unconditional Permission	
Applicant	:	Mr & Mrs Tim & Tracey Niblett	23/00216/FUL
Site Address	:	74 Moorgreen Newthorpe Nottinghamshire NG16 2FB	
Proposal	:	Construct two storey side and rear extensions	
Decision	:	Refusal	
Applicant	:	Mr W Thornton Mott MacDonald Bentley	23/00294/HEDGE
Site Address	:	Sewage Treatment Works Halls Lane Giltbrook Nottinghamshire NG16 2DE	
Proposal	:	Removal of hedgerows	
Decision	:	Conditional permission - hedgerows	
KIMBERLEY WARD			
Applicant	:	Mr D Shaw Brickcroft Developments	20/00117/FUL
Site Address	:	Land Near Bank Cottage 6 Eastwood Road Kimberley Nottinghamshire NG16 2HZ	
Proposal	:	Construct 2 dwellings	
Decision	:	Conditional Permission	
Applicant	:	Mr M Stevenson The Kettle Rack	22/00793/FUL
Site Address	:	53 Main Street Kimberley Nottinghamshire NG16 2NG	
Proposal	:	Retain roller shutter	
Decision	:	Refusal	
Applicant	:	Mr Roger Spinks C/O Architecture North Ltd	22/00878/FUL
Site Address	:	11 Broomhill Road Kimberley Nottinghamshire NG16 2LZ	
Proposal	:	Construction of a porch, single storey side and rear extension and insertion of three roof lights	
Decision	:	Conditional Permission	
Applicant	:	Mr Andrew Crawford Pub People Company	22/00966/VOC
Site Address	:	White Lion 74 Swingate Kimberley Nottinghamshire NG16 2PQ	
Proposal	:	Variation of condition 5 of reference 15/00299/FUL to allow regulated entertainment to take place within the marquee	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs G Worthington	22/00969/FUL
Site Address	:	10 Chapel Street Kimberley Nottinghamshire NG16 2NP	
Proposal	:	Construct first floor extension to rear	
Decision	:	Conditional Permission	
Applicant	:	Mr Phil Black Sharpes Garden Services	23/00004/TPOW
Site Address	:	10 Woodlands Close Watnall Nottinghamshire NG16 1LJ	
Proposal	:	Sycamore (T1) - Reduce Sycamore on front away from building by 2 metres. Sycamores (T2) & T3) - Remove overhanging limbs from 2 x Sycamores at rear of building.	
Decision	:	Conditional Permission	

Applicant	:	Ms Bev Tring-urbanski	23/00017/FUL
Site Address	:	1 The Sidings Kimberley Nottinghamshire NG16 2WR	
Proposal	:	Installation of replacement sash windows, door, and replacement windows to front elevation	
Decision	:	Conditional Permission	
Applicant	:	Vincent Square	23/00058/NMA
Site Address	:	11 Norman Street Kimberley Nottinghamshire NG16 2LA	
Proposal	:	Non Material Amendment to 21/00837/FUL to change rear elevation to incorporate 4.5m wide bi-fold doors to the ground floor and change first floor doors and juliet guarding to 1.8m wide window.	
Decision	:	Conditional Permission	
Applicant	:	Mrs Tracy Pandit	23/00096/FUL
Site Address	:	15 Sidney Street Kimberley Nottinghamshire NG16 2LQ	
Proposal	:	Convert garage to habitable room	
Decision	:	Conditional Permission	
Applicant	:	Mr Scott Carlile	23/00120/FUL
Site Address	:	2 Troon Close Kimberley Nottinghamshire NG16 2PA	
Proposal	:	Construction of front porch, first floor side extension over the existing garage, and two storey rear extension.	
Decision	:	Conditional Permission	
Applicant	:	Mr Ronald Marriott	23/00142/OUT
Site Address	:	Land Adjacent To 11 Edinboro Row Kimberley Nottinghamshire NG16 2JD	
Proposal	:	Outline application with some matters reserved to construct one dwelling	
Decision	:	Withdrawn	
Applicant	:	Mr Tom Maltby	23/00144/FUL
Site Address	:	21 Swingate Kimberley Nottinghamshire NG16 2PG	
Proposal	:	Construct two storey side and single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr R Vindhani Amfaah Investments Ltd	23/00131/CLUP
Site Address	:	Bank Cottage 6 Eastwood Road Kimberley Nottinghamshire NG16 2HZ	
Proposal	:	Certificate of Lawfulness for proposed replacement windows	
Decision	:	Approval - CLU	
NUTHALL EAST & STRELLEY WARD			
Applicant	:	Mr Alex Young	22/00859/FUL
Site Address	:	Holly Tree Cottage Main Street Strelley Nottinghamshire NG8 6PD	
Proposal	:	Retain gazebo	
Decision	:	Conditional Permission	
Applicant	:	- Motor Fuel Group	22/00985/ADV
Site Address	:	St Marys Filling Station Nottingham Road Nuthall Nottinghamshire NG8 6AX	
Proposal	:	Erect 7m Pole Sign	
Decision	:	Conditional Permission	
Applicant	:	Mr and Mrs Gayle	23/00023/FUL
Site Address	:	28 Highfield Road Nuthall Nottinghamshire NG16 1BS	
Proposal	:	Construct single storey rear extension and garden room/store	
Decision	:	Conditional Permission	
Applicant	:	Mr Gary Oliver	23/00042/FUL
Site Address	:	Annexe Foremans Cottage Home Farm Main Street Strelley Nottinghamshire	
Proposal	:	Retain garden pond	
Decision	:	Conditional Permission	

Applicant	:	Ms Geraldine Rudham Strelley Systems	23/00044/FUL
Site Address	:	Dairy Cottage Strelley Hall Main Street Strelley Nottinghamshire NG8 6PE	
Proposal	:	Change of use from bedrooms to office space and storage and associated alterations	
Decision	:	Conditional Permission	
Applicant	:	Ms Geraldine Rudham Strelley Systems	23/00045/LBC
Site Address	:	Dairy Cottage Strelley Hall Main Street Strelley Nottinghamshire NG8 6PE	
Proposal	:	Change of use from bedrooms to office space and storage and associated alterations	
Decision	:	Conditional Permission	
Applicant	:	Mrs Amy Baxter 140 Nottingham Road	23/00067/FUL
Site Address	:	140 Nottingham Road Nuthall Nottinghamshire NG16 1AB	
Proposal	:	Construct two storey side extension and rear conservatory	
Decision	:	Conditional Permission	
Applicant	:	Rahul Bhansali	23/00083/FUL
Site Address	:	33 Drummond Drive Nuthall Nottinghamshire NG16 1BJ	
Proposal	:	Construct single/two storey rear extension, first floor side extension over existing garage and new front porch	
Decision	:	Conditional Permission	
Applicant	:	Ms Jessica Li	23/00089/TPOW
Site Address	:	9 Kenton Avenue Nuthall Nottinghamshire NG16 1PX	
Proposal	:	3 x Sycamore trees - fell	
Decision	:	Conditional Permission	
Applicant	:	Mr Riley	23/00146/FUL
Site Address	:	51 Temple Drive Nuthall Nottinghamshire NG16 1BE	
Proposal	:	Construct two storey side, single storey front and single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Brett Cross	23/00221/FUL
Site Address	:	54 Roland Avenue Nuthall Nottinghamshire NG16 1BB	
Proposal	:	Increase in overall roof height to dwelling and construct dormer to side (south) roof slope to facilitate loft conversion	
Decision	:	Refusal	

STAPLEFORD NORTH WARD

Applicant	:	Mr T Broster Peveril Homes	22/00601/REM
Site Address	:	Field Farm Ilkeston Road Stapleford Nottinghamshire NG9 8JJ	
Proposal	:	Reserved matters (appearance, landscaping, layout and scale) for 200 dwellings, associated infrastructure, engineering works and open space	
Decision	:	Conditional Permission	
Applicant	:	c/o Agent Keepmoat Homes, John Henry Rogers, Michael John Rogers Wi...	22/00602/FUL
Site Address	:	Hulks Farm Coventry Lane Bramcote Nottinghamshire NG9 3GJ	
Proposal	:	Demolition of existing buildings and erection of 60 dwellings including access and drainage infrastructure, substation, open space and GCN mitigation (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr Simon Gardiner Peter James Homes Ltd	22/00619/REM
Site Address	:	Land Adjacent And North West Of Bramcote Crematorium Coventry Lane Bramcote Nottinghamshire	
Proposal	:	Construct residential development. Reserved matters relating to outline planning permission reference 20/00352/OUT - approval of details relating to appearance, landscaping, layout and scale	
Decision	:	Conditional Permission	

Applicant : Mr Owen Brown 23/00173/NMA
Site Address : 46 Mill Road Stapleford Nottinghamshire NG9 8GD
Proposal : **Non material amendment to 22/00347/FUL to render front and rear**
Decision : **Refusal**

STAPLEFORD SOUTH EAST WARD

Applicant : Mrs Helen Goodwin 22/00874/FUL
Site Address : 16 Westerlands Stapleford Nottinghamshire NG9 7JG
Proposal : **Construct single storey side/rear extension**
Decision : **Conditional Permission**

Applicant : ANEEZA QASIM 22/00909/FUL
Site Address : 10 Turner Close Stapleford Nottinghamshire NG9 7HQ
Proposal : **Construct detached outbuilding for purpose ancillary to the use of the dwelling following demolition of garage and render existing dwelling**
Decision : **Conditional Permission**

Applicant : ANEEZA QASIM 22/00910/CLUP
Site Address : 10 Turner Close Stapleford Nottinghamshire NG9 7HQ
Proposal : **Certificate of Lawfulness to construct dormers to side elevations**
Decision : **Approval - CLU**

Applicant : Mr Tom Olding 23/00065/TPOW
Site Address : Haven Centre Wadsworth Road Stapleford Nottinghamshire NG9 8BD
Proposal : **Carry out work to 8 x London Planes**
Decision : **Conditional Permission**

Applicant : Mr Tom Olding The Haven Centre 23/00148/TPOW
Site Address : Haven Centre Wadsworth Road Stapleford Nottinghamshire NG9 8BD
Proposal : **Horse Chestnut tree Crown lift to 5.2 m for highway clearance. Clear 2m around street light.**
Decision : **Conditional Permission**

Applicant : Mr Muhammad Nadeem 23/00172/FUL
Site Address : 109 Hickings Lane Stapleford Nottinghamshire NG9 8PG
Proposal : **Construct double storey side extension, single storey rear extension and porch to the front**
Decision : **Conditional Permission**

Applicant : Mr Jamie Lakin 23/00184/VOC
Site Address : 32 Pinfold Lane Stapleford Nottinghamshire NG9 8DL
Proposal : **Variation of Condition 3 of planning permission 22/00710/FUL (hours of operation) from between 10.30-16.00 hours Monday to Friday 10.00-13.00 hours Saturday, and at no time on Sundays, Bank Holidays and other public holidays TO: Tuesday to Thursday 10.00 - 20.00 hours, Friday 10.00 - 16.00 hours, Saturday and Sunday 09.00 - 16.00 hours, and at no time on Bank Holidays and other public holidays**
Decision : **Conditional Permission**

STAPLEFORD SOUTH WEST WARD

Applicant : Mr Christopher Hicks 23/00002/FUL
Site Address : 74 Frederick Road Stapleford Nottinghamshire NG9 8FN
Proposal : **Single storey front extension**
Decision : **Conditional Permission**

Applicant : Mr Alan Wilkinson 23/00037/FUL
Site Address : 93 Frederick Road Stapleford Nottinghamshire NG9 8FL
Proposal : **Construct two storey side extension to rear and single storey rear extension**
Decision : **Conditional Permission**

Applicant	:	Broxtowe Borough Council	23/00046/REG3
Site Address	:	Land At 131 - 133 Derby Road Stapleford Nottinghamshire NG9 7AS	
Proposal	:	Creation of public car park with 44 parking spaces and cycle lockers	
Decision	:	Conditional Permission	
Applicant	:	Mr Babinda Sandhu	23/00102/FUL
Site Address	:	200 Derby Road Stapleford Nottinghamshire NG9 7AY	
Proposal	:	Construct single storey rear infill extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Jim Mrvik	23/00168/FUL
Site Address	:	36 Derby Road Stapleford Nottinghamshire NG9 7AE	
Proposal	:	Construct two storey building comprising 2 x 1 bed apartments, following demolition of garages at rear of 36 Derby Road	
Decision	:	Conditional Permission	
Applicant	:	Ms Darby	23/00212/FUL
Site Address	:	59 Wellington Street Stapleford Nottinghamshire NG9 7BE	
Proposal	:	Construct single storey rear extension and conversion of garage to habitable room with internal and external alterations	
Decision	:	Provision of air source heat pump and EV charging point (revised scheme) Conditional Permission	
Applicant	:	J Brice & K Guildford	23/00218/FUL
Site Address	:	71 Halls Road Stapleford Nottinghamshire NG9 7FX	
Proposal	:	Construct single storey rear and two storey side extension (revised scheme)	
Decision	:	Conditional Permission	
TOTON & CHILWELL MEADOWS WARD			
Applicant	:	Miss R Smith	22/00837/FUL
Site Address	:	110 Carrfield Avenue Toton Nottinghamshire NG9 6FB	
Proposal	:	Retain use of garden cabin as a beauty business	
Decision	:	Conditional Permission	
Applicant	:	Mr Daniel Ford	22/00957/NMA
Site Address	:	324 Nottingham Road Toton Nottinghamshire NG9 6EF	
Proposal	:	Non material to application reference 22/00155/FUL to amend the size of the first floor bathroom window and the addition of 4 new smaller roof windows in the uninhabited loft space	
Decision	:	Unconditional Permission	
Applicant	:	Mr Simon Farthing	23/00036/FUL
Site Address	:	17 Carrfield Avenue Toton Nottinghamshire NG9 6FE	
Proposal	:	Construct conservatory to rear of property	
Decision	:	Conditional Permission	
Applicant	:	Mr Avtar Singh	23/00050/FUL
Site Address	:	320 Nottingham Road Toton Nottinghamshire NG9 6EF	
Proposal	:	Construct two storey side and rear extension and single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr M Buck	23/00056/FUL
Site Address	:	24 Katherine Drive Toton Nottinghamshire NG9 6JB	
Proposal	:	Construct first floor to facilitate creation of additional living accommodation. External alterations to elevations	
Decision	:	Refusal	

Applicant	:	Mr J Maycock Pure Holdings (UK) Ltd	23/00062/PNH
Site Address	:	64 Portland Road Toton Nottinghamshire NG9 6EW	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 7.0 metres, with a maximum height of 3.20 metres, and an eaves height of 3.20 metres	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr C Oldham	23/00137/FUL
Site Address	:	110 Carrfield Avenue Toton Nottinghamshire NG9 6FB	
Proposal	:	Construct two-storey side extension, single-storey rear extension and detached double garage (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr William Dean	23/00164/FUL
Site Address	:	10 Orpean Way Toton Nottinghamshire NG9 6LE	
Proposal	:	Construct single storey side /front extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs Andrea Goetzee Bispham Drive Junior School	23/00171/P3KPA
Site Address	:	School House Bispham Drive Junior School Bispham Drive Toton Nottinghamshire NG9 6GJ	
Proposal	:	Prior notification under Class T for change of use of caretakers bungalow for educational needs	
Decision	:	Prior Approval Not Required	
Applicant	:	Cignal Infrastructure UK Limited Cignal Infrastructure UK Limited	23/00182/TEL
Site Address	:	Land At Rutland Avenue Toton Nottinghamshire	
Proposal	:	Proposed telecommunications installation - Proposed 15.0m Phase 8 Monopole and associated ancillary works.	
Decision	:	Prior Approval Refused	
Applicant	:	Mr D Ward	23/00200/FUL
Site Address	:	18 Seaburn Road Toton Nottinghamshire NG9 6HT	
Proposal	:	Construct detached outbuilding to be used as workshop and utility room	
Decision	:	Conditional Permission	
Applicant	:	Mr John Mackay	23/00249/FUL
Site Address	:	27 Bispham Drive Toton Nottinghamshire NG9 6GH	
Proposal	:	Construct single storey side, rear and front extensions	
Decision	:	Conditional Permission	
Applicant	:	Mr Buck	23/00286/TPOW
Site Address	:	24 Katherine Drive Toton Nottinghamshire NG9 6JB	
Proposal	:	Proposed removal of T1 European Larch, T2 Cypress, T3, T4, T5, T6 Sycamore, T9 Ash	
Decision	:	Withdrawn	
Applicant	:	Mrs J Adlington	23/00337/NMA
Site Address	:	41 Sheriff's Lea Toton Nottinghamshire NG9 6LJ	
Proposal	:	Non material amendment to 22/00190/FUL to increase the depth of the ground floor extension by 650mm (from 1750mm - 2400mm)	
Decision	:	Refusal	

WATNALL & NUTHALL WEST WARD

Applicant	:	Mr S Singh Home Farm Ltd	22/00648/LBC
Site Address	:	The White House & The Three Chimneys Nottingham Road Nuthall Nottinghamshire NG16 1DP	
Proposal	:	Change of use of conservatory extension between The White House and Three Chimneys to create a separate dwelling house known as The Glass House, including the creation of a basement (Retrospective)	
Decision	:	Conditional Permission	

Applicant	:	Mr S Singh Home Farm Ltd	22/00650/FUL
Site Address	:	The White House And The Three Chimneys Nottingham Road Nuthall Nottinghamshire NG16 1DP	
Proposal	:	Change of use of conservatory extension between The White House and Three Chimneys to create a separate dwelling house known as The Glass House, including the creation of a basement (Retrospective)	
Decision	:	Refusal	
Applicant	:	Mr D Tantum	22/00788/TPOW
Site Address	:	2 Middleton Close Nuthall Nottinghamshire NG16 1BX	
Proposal	:	Fell Lime Tree	
Decision	:	Refusal	
Applicant	:	Mr Michael Hazledine Hazledine Farms	22/00889/HEDGE
Site Address	:	Common Farm Common Lane Watnall Nottinghamshire NG16 1HD	
Proposal	:	Removal of hedgerow	
Decision	:	Withdrawn	
Applicant	:	Ms Boulton & Cole	22/00890/FUL
Site Address	:	31 Corbiere Avenue Watnall Nottinghamshire NG16 1JR	
Proposal	:	Construct conservatory to rear elevation	
Decision	:	Conditional Permission	
Applicant	:	Mrs S Stack Nuthall Parish Council	22/00982/FUL
Site Address	:	Basil Russell Playing Fields Maple Drive Nuthall Nottinghamshire	
Proposal	:	Erect 2.4m high fence to west side boundary and 2.9m high gates to entrance	
Decision	:	Conditional Permission	
Applicant	:	R Wilmot	23/00053/FUL
Site Address	:	28 Carman Close Watnall Nottinghamshire NG16 1JX	
Proposal	:	Construct two storey side and single storey front, side and rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Cornerstone Cornerstone	23/00136/TEL
Site Address	:	Cellnet Telecommunications Mast Long Lane Watnall Nottinghamshire	
Proposal	:	Proposed Base Station upgrade to the existing 15m high monopole. Proposed removal and replacement of existing Swann Crows nest Headframe with proposed Swann Delta Headframe and existing 3No. Antennas with proposed 3No. Antennas and associated ancillary works	
Decision	:	Prior Approval Granted	
Applicant	:	Mr Andrew Deacon	23/00152/FUL
Site Address	:	25 Kimberley Road Nuthall Nottinghamshire NG16 1DA	
Proposal	:	Construct single storey side and rear extensions and replacement of rear first floor window	
Decision	:	Conditional Permission	
Applicant	:	Mr Steve Meikle	23/00196/TPOW
Site Address	:	27 Holden Crescent Nuthall Nottinghamshire NG16 1BW	
Proposal	:	T1 Lime tree Removal of epicormic, prox prune away from house by 2m , crown lift to 5m. Branches nearly touching the house of neighboring property. T2 Lime tree Removal of epicormic, prox Prune away from house by 2m , crown lift to 5m. Branches reduced to allow sufficient clearance of the property.	
Decision	:	Conditional Permission	
Applicant	:	Mrs Doreen Unwin	23/00211/TPOW
Site Address	:	94 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	3 Oak trees - reduce the height and crown thinning by 30%	
Decision	:	Conditional Permission	

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